

Single Family Residence

**RESIDENTIAL**

# 56 RIDGEWOOD RD

RIDGEFIELD, CT 06877

**\$795,739** TopHap Estimate · \$663 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,200 ft<sup>2</sup>**

LIVING AREA

**1.18 ac**

LOT SIZE

**1970**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$796K**

**\$748K low**

**\$844K high**

Last Sale

**\$482,500 · Jul 16, 2010**

Est. Owner Equity

**\$521,739**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,344 (2025) |
| Assessed Value        | \$377,650       |
| Previous Assessed     | \$377,650       |
| Assessor Market Value | \$264,355       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Raised Ranch                     |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 1.18                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jul 16, 2010 | Resale    | Warranty Deed | \$482,500 | \$402  | \$386K |
| Nov 12, 1993 | Financing | Mortgage      |           |        | \$120K |
| Jul 10, 1990 | Resale    | Grant Deed    | \$255,250 | \$213  | \$120K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Farmingville Elementary School | Elementary | PK–5   | 1.0 mi   |
| East Ridge Middle School       | Middle     | 6–8    | 1.0 mi   |
| Ridgefield High School         | High       | 9–12   | 4.4 mi   |

District: Ridgefield School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 06877

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>28,200</b><br>POPULATION | <b>\$170K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|