

Single Family Residence **RESIDENTIAL**

10 SPECTACLE LN

RIDGEFIELD, CT 06877

\$2,439,525 TopHap Estimate · \$418 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

6

BATHS

5,837 ft²

LIVING AREA

2.1 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

\$2.4M

\$2.3M low

\$2.6M high

Last Sale

\$1,417,500 · Aug 28, 2020

Est. Owner Equity

\$1,026,400

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$32,932 (2025)
Assessed Value	\$1,202,320
Previous Assessed	\$1,179,570
Assessor Market Value	\$841,624

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.10
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2020	Resale	Warranty Deed	\$1,417,500	\$243	\$1.1M
Apr 1, 2015	Quitclaim	Quit Claim Transfer			
Jun 30, 2011	Resale	Warranty Deed	\$1,850,000	\$317	\$1.3M
Mar 10, 2010	Financing	Mortgage			\$750K
Jun 25, 2007	Financing	Mortgage			\$907K
Jan 28, 2003	Financing	Mortgage			\$950K
Feb 15, 1999	Resale	Warranty Deed	\$1,340,000	\$230	\$1M
Jan 12, 1999	Resale	Warranty Deed	\$300,000	\$51	\$900K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	2.1 mi
Branchville Elementary School	Elementary	PK–5	2.4 mi

Ridgefield High School	High	9–12	6.0 mi
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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

75 CRIME INDEX	113 AIR POLLUTION	28,200 POPULATION	\$170K MEDIAN IN-COME	51°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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