

Single Family Residence **RESIDENTIAL**

# 20 SPECTACLE LN

RIDGEFIELD, CT 06877

**\$2,307,833** TopHap Estimate · \$406 / ft² · confidence 89 · as of Jul 14, 2026



**4**  
BEDS

**4.5**  
BATHS

**5,684 ft²**  
LIVING AREA

**2.01 ac**  
LOT SIZE

**1995**  
YEAR BUILT

**2**  
STORIES

**12**  
ROOMS

## VALUATION

**\$2.3M**

\$2.1M low

\$2.6M high

Last Sale

**\$815,000 · Jul 13, 1995**

Est. Owner Equity

**\$1,430,833**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$29,442 (2025) |
| Assessed Value        | \$1,074,920     |
| Previous Assessed     | \$1,074,920     |
| Assessor Market Value | \$752,444       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 2.01                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Spa/Hot Tub (Only)      |

Deck

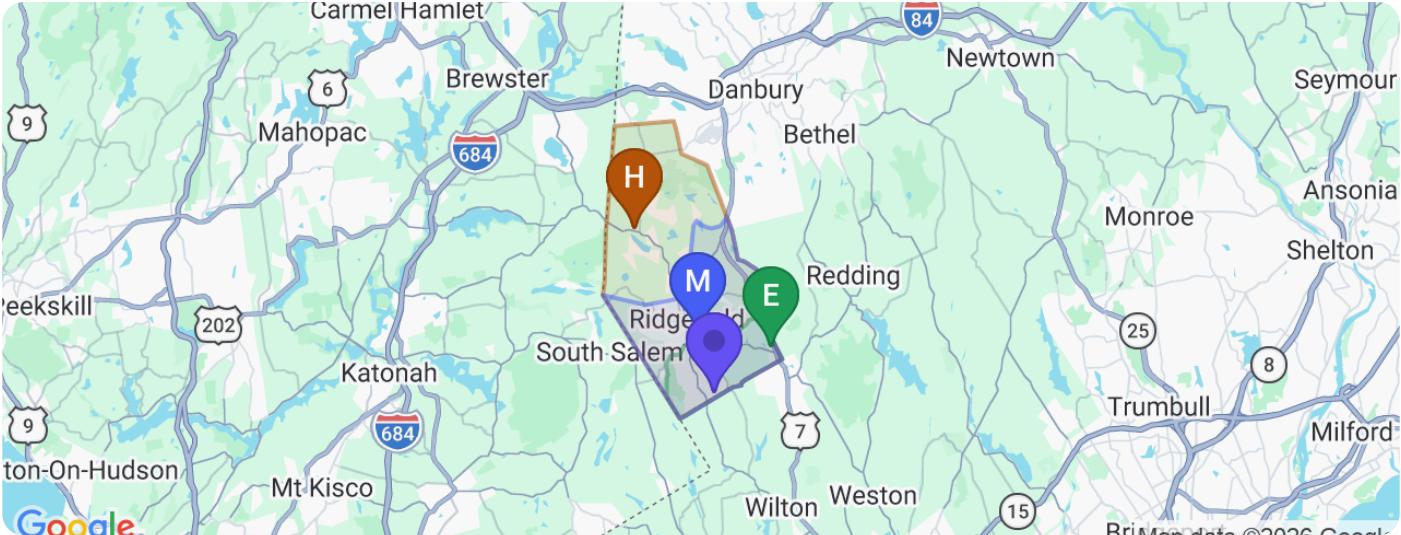
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jan 21, 2011 | Financing | Mortgage      |           |        | \$377K |
| May 5, 2010  | Financing | Mortgage      |           |        | \$50K  |
| Jan 23, 2003 | Financing | Mortgage      |           |        | \$376K |
| Jul 13, 1995 | Resale    | Warranty Deed | \$815,000 | \$143  | \$600K |
| Dec 15, 1994 | Financing | Mortgage      |           |        | \$571K |
| Nov 30, 1994 | Resale    | Warranty Deed | \$470,000 | \$83   | \$250K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| East Ridge Middle School      | Middle     | 6–8    | 2.0 mi   |
| Branchville Elementary School | Elementary | PK–5   | 2.4 mi   |
| Ridgefield High School        | High       | 9–12   | 5.9 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

Owner occupied