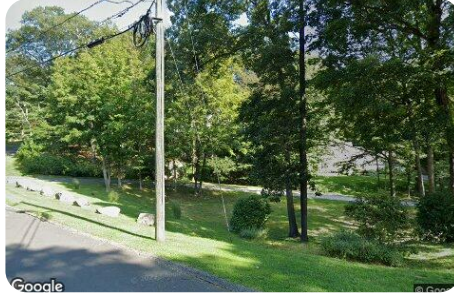


Single Family Residence **RESIDENTIAL**

89 RISING RIDGE RD

RIDGEFIELD, CT 06877

\$1,325,581 TopHap Estimate · \$423 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,136 ft²

LIVING AREA

2 ac

LOT SIZE

1971

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$630,000 · Jul 6, 2007

Est. Owner Equity

\$645,581

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$16,224 (2025)
Assessed Value	\$592,340
Previous Assessed	\$592,340
Assessor Market Value	\$414,638

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK

56 FLOOD	20 WILDFIRE	60 HEAT	97 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2007	Resale	Warranty Deed	\$630,000	\$201	\$680K
Dec 27, 2004	Financing	Mortgage			\$51K
May 21, 2001	Resale	Warranty Deed	\$625,500	\$199	\$563K
Jun 30, 1995	Resale	Warranty Deed	\$423,625	\$135	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.4 mi
East Ridge Middle School	Middle	6–8	1.7 mi

Ridgefield High School	High	9–12	5.7 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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