

Single Family Residence **RESIDENTIAL**

170 SPECTACLE LN

RIDGEFIELD, CT 06877

\$1,071,053 TopHap Estimate · \$493 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,173 ft²

LIVING AREA

0.5 ac

LOT SIZE

1820

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.1M

\$961K low

\$1.2M high

Last Sale

\$810,000 · Aug 15, 2022

Est. Owner Equity

\$382,553

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$14,844 (2025)
Assessed Value	\$541,940
Previous Assessed	\$541,940
Assessor Market Value	\$379,358

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.50
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2022	Resale	Warranty Deed	\$810,000	\$373	\$689K
Mar 31, 2021	Resale	Warranty Deed	\$699,000	\$322	\$559K
Jul 24, 1987	Financing	Mortgage			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.5 mi
Branchville Elementary School	Elementary	PK–5	2.5 mi
Ridgefield High School	High	9–12	5.4 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

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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