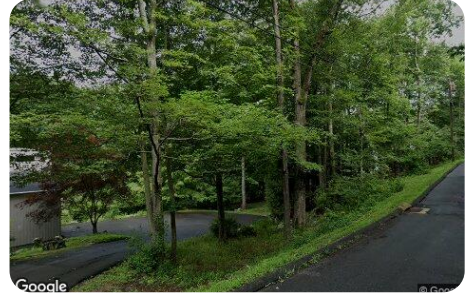


Single Family Residence **RESIDENTIAL**

# 80 ROUND LAKE RD

RIDGEFIELD, CT 06877

**\$960,986** TopHap Estimate · \$348 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,763 ft<sup>2</sup>**

LIVING AREA

**2.4 ac**

LOT SIZE

**1977**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$961K**

\$863K low

\$1.1M high

Est. Owner Equity

**\$960,986**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,558 (2025) |
| Assessed Value        | \$458,500       |
| Previous Assessed     | \$458,500       |
| Assessor Market Value | \$320,950       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 2.40                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | In-Ground Pool          |

Deck

## CLIMATE RISK

25  
FLOOD

21  
WILDFIRE

60  
HEAT

96  
STORM

43  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED     | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|----------|-------|--------------------|-------|
| Apr 22, 1987 | Financing | Mortgage |       |                    | \$85K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Ridgefield High School     | High       | 9–12   | 1.3 mi   |
| Scotts Ridge Middle School | Middle     | 6–8    | 1.3 mi   |
| Scotland Elementary School | Elementary | PK–5   | 1.5 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> |
|-----------|-----------------------|