

Single Family Residence **RESIDENTIAL**

## 44 E RIDGE RD

RIDGEFIELD, CT 06877

**\$1,385,145** TopHap Estimate · \$428 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,239 ft<sup>2</sup>**

LIVING AREA

**1.25 ac**

LOT SIZE

**1895**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

### VALUATION

**\$1.4M**

\$1.2M low

\$1.6M high

Last Sale

**\$1,330,000 · Jan 20, 2026**

Est. Owner Equity

**\$1,385,145**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$18,933 (2025) |
| Assessed Value        | \$691,250       |
| Previous Assessed     | \$691,250       |
| Assessor Market Value | \$483,875       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 1.25                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | No Foundation           |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------------|--------|--------|
| Jan 9, 2026  | Resale            | Warranty Deed | \$1,330,000 | \$411  |        |
| Dec 3, 2025  | Resale            | Warranty Deed | \$1,330,000 | \$411  |        |
| Apr 19, 2012 | Financing         | Mortgage      |             |        | \$703K |
| Apr 19, 2012 | Recorded document | Warranty Deed | \$1         | \$0    |        |
| Jun 6, 2001  | Financing         | Mortgage      |             |        | \$92K  |
| Aug 31, 2000 | Financing         | Mortgage      |             |        | \$435K |
| Dec 21, 1995 | Resale            | Warranty Deed | \$480,000   | \$148  | \$432K |
| Oct 20, 1992 | Financing         | Mortgage      |             |        | \$280K |
| Mar 16, 1992 | Financing         | Mortgage      |             |        | \$255K |
| Feb 11, 1987 | Financing         | Mortgage      |             |        | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| East Ridge Middle School        | Middle     | 6–8    | 0.1 mi   |
| Veterans Park Elementary School | Elementary | PK–5   | 0.2 mi   |
| Ridgefield High School          | High       | 9–12   | 3.8 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 |
|-----------|----------------|