

Single Family Residence **RESIDENTIAL**

# 45 RIVERSIDE DR

RIDGEFIELD, CT 06877

**\$752,897** TopHap Estimate · \$424 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,775 ft<sup>2</sup>**

LIVING AREA

**1.02 ac**

LOT SIZE

**1965**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$753K**

\$691K low

\$815K high

Est. Owner Equity

**\$752,897**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,751 (2025) |
| Assessed Value        | \$356,020      |
| Previous Assessed     | \$356,020      |
| Assessor Market Value | \$249,214      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 1.02                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Farmingville Elementary School | Elementary | PK–5   | 1.0 mi   |
| East Ridge Middle School       | Middle     | 6–8    | 2.6 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 | <b>Owner occupied</b> |
|-----------|-----------------------|