

Single Family Residence

RESIDENTIAL

86 ROUND LAKE RD

RIDGEFIELD, CT 06877

\$1,568,739 TopHap Estimate · \$466 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,369 ft²

LIVING AREA

1.43 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

12

ROOMS

3

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$1,500,000 · Nov 17, 2025

Est. Owner Equity

\$443,739

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$17,739 (2025)
Assessed Value	\$647,640
Previous Assessed	\$647,640
Assessor Market Value	\$453,348

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.43
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

1
FLOOD

21
WILDFIRE

60
HEAT

96
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2025	Resale	Deed	\$1,500,000	\$445	\$1.1M
Dec 29, 2022	Resale	Warranty Deed	\$1,072,500	\$318	
Mar 10, 2003	Financing	Mortgage			\$379K
Sep 1, 1999	Resale	Warranty Deed	\$786,941	\$234	\$386K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	1.3 mi
Scotts Ridge Middle School	Middle	6–8	1.4 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

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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