

Single Family Residence **RESIDENTIAL**

71 RISING RIDGE RD

RIDGEFIELD, CT 06877

\$1,225,887 TopHap Estimate · \$507 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,417 ft²

LIVING AREA

1.05 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$655,000 · Aug 20, 2001

Est. Owner Equity

\$689,637

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$15,804 (2025)
Assessed Value	\$577,010
Previous Assessed	\$577,010
Assessor Market Value	\$403,907

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.05
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	20 WILDFIRE	60 HEAT	97 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2010	Financing	Mortgage			\$465K
Feb 23, 2004	Financing	Mortgage			\$514K
Aug 20, 2001	Resale	Warranty Deed	\$655,000	\$271	\$524K
Jun 18, 1993	Resale	Warranty Deed	\$365,000	\$151	\$329K
May 28, 1991	Financing	Mortgage			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.4 mi
East Ridge Middle School	Middle	6–8	1.7 mi

Ridgefield High School	High	9–12	5.6 mi
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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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