

Single Family Residence **RESIDENTIAL**

92 SPECTACLE LN

RIDGEFIELD, CT 06877

\$1,477,489 TopHap Estimate · \$433 / ft² · confidence 89 · as of Jul 14, 2026



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5

BEDS

4

BATHS

3,414 ft²

LIVING AREA

2.53 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$500,000 · Nov 29, 1995

Est. Owner Equity

\$607,489

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$21,575 (2025)
Assessed Value	\$787,710
Previous Assessed	\$787,710
Assessor Market Value	\$551,397

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.53
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	In-Ground Pool

Deck

CLIMATE RISK

1

FLOOD

21

WILDFIRE

61

HEAT

97

STORM

43

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 26, 2013	Financing	Mortgage			\$31K
Aug 18, 2009	Financing	Mortgage			\$570K
Aug 18, 2009	Recorded document	Grant Deed	\$1	\$0	
Aug 18, 2009	Recorded document	Grant Deed	\$1	\$0	
Sep 18, 2003	Financing	Mortgage			\$600K
Feb 9, 1999	Financing	Mortgage			\$400K
Nov 29, 1995	Resale	Warranty Deed	\$500,000	\$146	\$360K

Feb 25, 1993 Financing Mortgage \$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.8 mi
Branchville Elementary School	Elementary	PK–5	2.3 mi
Ridgefield High School	High	9–12	5.7 mi

District: Ridgefield School District



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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