

Single Family Residence **RESIDENTIAL**

13 ROWLAND LN

RIDGEFIELD, CT 06877

\$1,238,340 TopHap Estimate · \$594 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,085 ft²

LIVING AREA

0.63 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$600,000 · Aug 2, 2012

Est. Owner Equity

\$558,340

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$14,602 (2025)
Assessed Value	\$533,120
Previous Assessed	\$533,120
Assessor Market Value	\$373,184

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.63
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

53 FLOOD	20 WILDFIRE	61 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	\$/FT²	LOAN
Aug 2, 2012	Financing	Mortgage			\$33K
Aug 2, 2012	Resale	Warranty Deed	\$600,000	\$288	\$417K
Aug 3, 2004	Resale	Warranty Deed	\$700,000	\$336	\$500K
Aug 3, 2004	Resale	Warranty Deed	\$700,000	\$336	
Sep 15, 2003	Financing	Mortgage			\$415K
Mar 26, 2003	Financing	Mortgage			\$323K
Dec 11, 2001	Financing	Mortgage			\$369K

Jan 14, 2000	Financing	Mortgage			\$42K
Jan 14, 2000	Resale	Warranty Deed	\$416,000	\$200	\$333K
Jul 8, 1997	Financing	Mortgage			\$230K
Jun 14, 1995	Financing	Mortgage			\$231K
Mar 27, 1992	Resale	Warranty Deed	\$265,000	\$127	\$239K
Feb 27, 1989	Financing	Mortgage			\$187K
Jan 28, 1987	Resale	Grant Deed	\$270,000	\$129	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	0.2 mi
Veterans Park Elementary School	Elementary	PK–5	0.2 mi
Ridgefield High School	High	9–12	3.9 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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