

Single Family Residence **RESIDENTIAL**

45 RITCH DR

RIDGEFIELD, CT 06877

\$965,889 TopHap Estimate · \$377 / ft² · confidence 89 · as of Jul 14, 2026



6

BEDS

2

BATHS

2,559 ft²

LIVING AREA

1.12 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$966K

\$862K low

\$1.1M high

Est. Owner Equity

\$965,889

TAX & ASSESSMENT

Property Tax	\$10,679 (2025)
Assessed Value	\$389,900
Previous Assessed	\$389,900
Assessor Market Value	\$272,930

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	1.12
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2011	Recorded document	Grant Deed	\$1	\$0	
May 9, 1991	Financing	Mortgage			\$110M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.4 mi
East Ridge Middle School	Middle	6–8	2.4 mi
Ridgefield High School	High	9–12	2.8 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

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	Absentee owner
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