

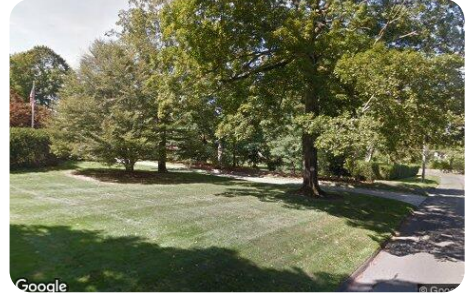
Residential Income (General/Multi-Family)

RESIDENTIAL

77 HIGH RIDGE AVE

RIDGEFIELD, CT 06877

\$4,695,000 TopHap Estimate · confidence 85 · as of Jun 25, 2026



3.16 ac
LOT SIZE

VALUATION

\$4.7M

\$4M low

\$5.4M high

Last Sale

\$4,695,000 · Nov 17, 2025

Est. Owner Equity

\$4,695,000

TAX & ASSESSMENT

Property Tax	\$54,798 (2025)
Assessed Value	\$2,000,670
Previous Assessed	\$1,918,770
Assessor Market Value	\$1,400,469

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	WESTERN CONNECTICUT
Lot (acres)	3.16
Cooling	Yes
Pool	Yes

Deck

CLIMATE RISK

1
FLOOD

17
WILDFIRE

61
HEAT

97
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2025	Resale	Warranty Deed	\$4,695,000		
Jun 27, 2016	Resale	Warranty Deed	\$2,600,000		\$2.1M
Apr 8, 1996	Financing	Mortgage			\$2.5M
Mar 10, 1994	Resale	Warranty Deed	\$1,965,000		\$2M
Oct 2, 1992	Financing	Mortgage			\$300K
Mar 30, 1990	Financing	Mortgage			\$300K
Sep 4, 1987	Financing	Mortgage			\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	PK–5	0.5 mi
East Ridge Middle School	Middle	6–8	0.7 mi
Ridgefield High School	High	9–12	3.8 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	Owner occupied
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