

Single Family Residence **RESIDENTIAL**

90 SPECTACLE LN

RIDGEFIELD, CT 06877

\$1,895,505 TopHap Estimate · \$436 / ft² · confidence 88 · as of Jul 14, 2026



5
BEDS

5.5
BATHS

4,351 ft²
LIVING AREA

2 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$1.9M

\$1.7M low

\$2.1M high

Last Sale

\$1,290,000 · Jul 6, 2020

Est. Owner Equity

\$1,195,505

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$24,344 (2025)
Assessed Value	\$888,790
Previous Assessed	\$888,790
Assessor Market Value	\$622,153

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2020	Resale	Warranty Deed	\$1,290,000	\$296	\$700K
Jul 7, 2016	Resale	Warranty Deed	\$1,340,000	\$308	
Dec 17, 2012	Recorded document	Grant Deed	\$1	\$0	
Dec 5, 2012	Resale	Grant Deed	\$1,325,000	\$305	\$1.1M
Apr 16, 2012	Financing	Mortgage			\$403K
May 17, 2011	Recorded document	Grant Deed	\$1	\$0	
May 17, 2011	Recorded document	Grant Deed	\$1	\$0	
Jun 27, 2003	Resale	Warranty Deed	\$865,000	\$199	\$692K
Mar 26, 1996	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.8 mi
Branchville Elementary School	Elementary	PK–5	2.4 mi

Ridgefield High School	High	9–12	5.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------