

Single Family Residence **RESIDENTIAL**

16 COMSTOCK CT

RIDGEFIELD, CT 06877

\$1,297,137 TopHap Estimate · \$398 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,262 ft²

LIVING AREA

2.65 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$520,000 · May 27, 1997

Est. Owner Equity

\$1,047,137

Loan-to-Value

20%

TAX & ASSESSMENT

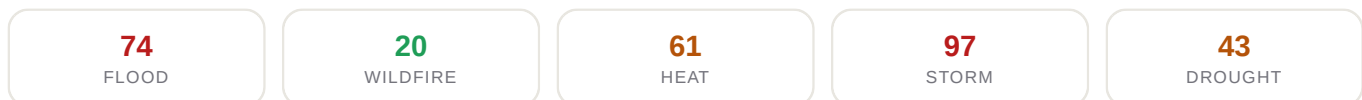
Property Tax	\$15,298 (2025)
Assessed Value	\$558,530
Previous Assessed	\$558,530
Assessor Market Value	\$390,971

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.65
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2003	Financing	Mortgage			\$299K
Jul 22, 2002	Financing	Mortgage			\$300K
Feb 24, 1998	Financing	Mortgage			\$345K
May 27, 1997	Resale	Warranty Deed	\$520,000	\$159	\$350K
Jan 24, 1994	Financing	Mortgage			\$105K
May 18, 1992	Financing	Mortgage			\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.7 mi
East Ridge Middle School	Middle	6–8	1.9 mi
Ridgefield High School	High	9–12	5.9 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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