

Single Family Residence **RESIDENTIAL**

86 FLAT ROCK DR

RIDGEFIELD, CT 06877

\$2,514,768 TopHap Estimate · \$431 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

5,829 ft²

LIVING AREA

1.01 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$2.5M

\$2.4M low

\$2.6M high

Last Sale

\$1,425,000 · Oct 1, 2020

Est. Owner Equity

\$2,314,768

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$31,156 (2025)
Assessed Value	\$1,137,500
Previous Assessed	\$1,137,500
Assessor Market Value	\$796,250

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.01
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2020	Resale	Warranty Deed	\$1,425,000	\$244	
Jul 2, 2001	Financing	Mortgage			\$200K
Sep 6, 1994	Financing	Mortgage			\$142K
Jan 25, 1988	Financing	Mortgage			\$24K
Jul 8, 1987	Financing	Mortgage			\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	PK–5	2.1 mi
East Ridge Middle School	Middle	6–8	2.1 mi
Ridgefield High School	High	9–12	5.3 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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