

Single Family Residence **RESIDENTIAL**

62 SPECTACLE LN

RIDGEFIELD, CT 06877

\$602,231 TopHap Estimate · \$396 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,522 ft²

LIVING AREA

1.86 ac

LOT SIZE

1896

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$602K

\$513K low

\$691K high

Last Sale

\$400,000 · Apr 30, 2013

Est. Owner Equity

\$602,231

TAX & ASSESSMENT

Property Tax	\$12,416 (2025)
Assessed Value	\$453,320
Previous Assessed	\$453,320
Assessor Market Value	\$317,324

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.86
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Baseboard
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	21 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
Aug 13, 2024	Financing	Executors Deed			\$420K
May 10, 2024	Financing	Warranty Deed			
Apr 30, 2013	Resale	Warranty Deed	\$400,000	\$263	
Apr 30, 2013	Recorded document	Grant Deed			
Apr 8, 2008	Financing	Mortgage			\$90K
Nov 9, 2006	Financing	Mortgage			\$75K
Dec 7, 1992	Financing	Mortgage			\$58K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.9 mi
Branchville Elementary School	Elementary	PK–5	2.4 mi
Ridgefield High School	High	9–12	5.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------