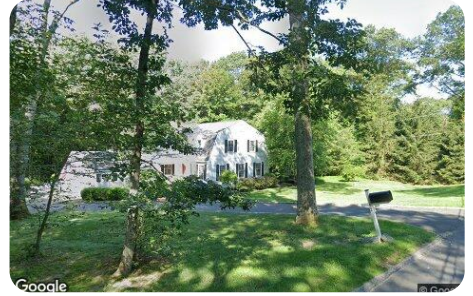
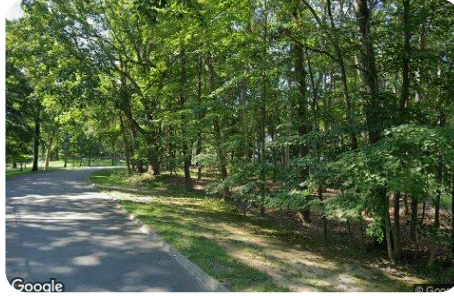


Single Family Residence **RESIDENTIAL**

52 RISING RIDGE RD

RIDGEFIELD, CT 06877

\$1,266,700 TopHap Estimate · \$490 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,585 ft²

LIVING AREA

1.01 ac

LOT SIZE

1969

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$910,000 · Jul 19, 2004

Est. Owner Equity

\$666,700

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$14,769 (2025)
Assessed Value	\$539,210
Previous Assessed	\$539,210
Assessor Market Value	\$377,447

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	1.01
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	20 WILDFIRE	61 HEAT	97 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2020	Quitclaim	Quit Claim Transfer			
Dec 30, 2008	Financing	Mortgage			\$575K
Jul 19, 2004	Resale	Warranty Deed	\$910,000	\$352	\$650K
Nov 4, 2002	Financing	Mortgage			\$300K
May 16, 1995	Resale	Warranty Deed	\$392,500	\$152	\$265K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.4 mi
East Ridge Middle School	Middle	6–8	1.6 mi
Ridgefield High School	High	9–12	5.5 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	Absentee owner
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