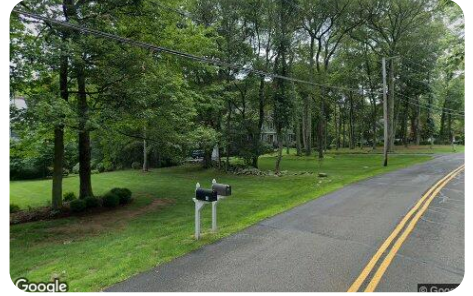
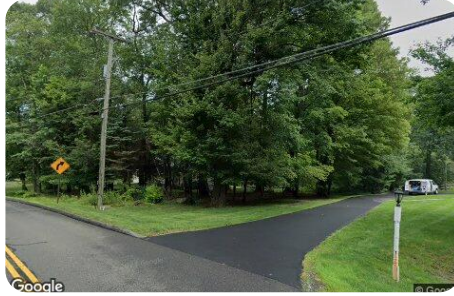


Single Family Residence **RESIDENTIAL**

# 46 BLUE RIDGE RD

RIDGEFIELD, CT 06877

**\$1,889,423** TopHap Estimate · \$608 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,110 ft<sup>2</sup>**

LIVING AREA

**3.11 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$1.9M**

**\$1.5M low**

**\$2.3M high**

Last Sale

**\$1,755,000 · Jun 5, 2025**

Est. Owner Equity

**\$373,896**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,592 (2025) |
| Assessed Value        | \$605,780       |
| Previous Assessed     | \$605,780       |
| Assessor Market Value | \$424,046       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 3.11                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | Spa/Hot Tub (Only)               |

Deck

## CLIMATE RISK

1

FLOOD

20

WILDFIRE

59

HEAT

96

STORM

16

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------------|--------|--------|
| Jun 4, 2025  | Resale    | Warranty Deed | \$1,755,000 | \$564  | \$1.5M |
| Feb 15, 2013 | Financing | Mortgage      |             |        | \$380K |
| Nov 2, 2010  | Financing | Mortgage      |             |        | \$395K |
| Apr 29, 2004 | Financing | Mortgage      |             |        | \$440K |
| Mar 19, 2003 | Financing | Mortgage      |             |        | \$440K |
| Jun 29, 1998 | Resale    | Warranty Deed | \$516,000   | \$166  | \$413K |
| Jul 22, 1997 | Financing | Mortgage      |             |        | \$325K |

|              |           |            |           |      |        |
|--------------|-----------|------------|-----------|------|--------|
| Sep 8, 1995  | Financing | Mortgage   |           |      | \$330K |
| Sep 30, 1994 | Resale    | Grant Deed | \$148,815 | \$48 | \$280K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Ridgefield High School     | High       | 9–12   | 0.8 mi   |
| Scotts Ridge Middle School | Middle     | 6–8    | 0.8 mi   |
| Scotland Elementary School | Elementary | PK–5   | 1.1 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<br>CRIME INDEX | 113<br>AIR POLLUTION | 28,200<br>POPULATION | \$170K<br>MEDIAN IN-COME | 51°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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