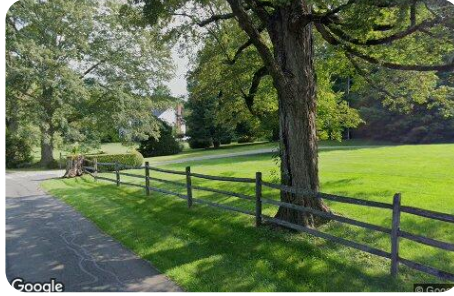


Single Family Residence **RESIDENTIAL**

108 SPECTACLE LN

RIDGEFIELD, CT 06877

\$1,329,743 TopHap Estimate · \$486 / ft² · confidence 86 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,736 ft²

LIVING AREA

2.11 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Est. Owner Equity

\$1,139,743

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$16,719 (2025)
Assessed Value	\$610,400
Previous Assessed	\$610,400
Assessor Market Value	\$427,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.11
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck

CLIMATE RISK

58
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	\$/FT²	LOAN
Jan 14, 2002	Financing	Mortgage			\$124K
Jun 17, 1987	Financing	Mortgage			\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.7 mi
Branchville Elementary School	Elementary	PK–5	2.3 mi
Ridgefield High School	High	9–12	5.6 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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