

Single Family Residence **RESIDENTIAL**

18 SPECTACLE LN

RIDGEFIELD, CT 06877

\$2,553,122 TopHap Estimate · \$395 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

5

BATHS

6,464 ft²

LIVING AREA

2 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$2.6M

\$2.3M low

\$2.8M high

Last Sale

\$1,525,000 · Mar 24, 2000

Est. Owner Equity

\$1,180,622

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$34,065 (2025)
Assessed Value	\$1,243,690
Previous Assessed	\$1,243,690
Assessor Market Value	\$870,583

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

1 FLOOD	21 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	\$/FT ²	LOAN
Mar 24, 2000	Resale	Warranty Deed	\$1,525,000	\$236	\$1.4M
Dec 17, 1999	Resale	Warranty Deed	\$1,247,344	\$193	\$650K
Jul 28, 1997	Resale	Warranty Deed	\$1,090,000	\$169	\$650K

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	5.9 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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