

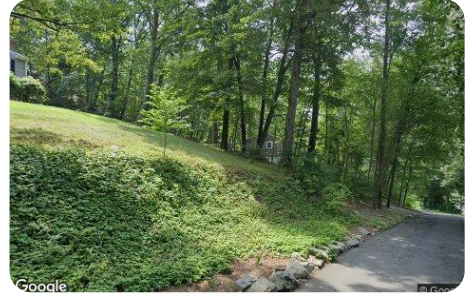
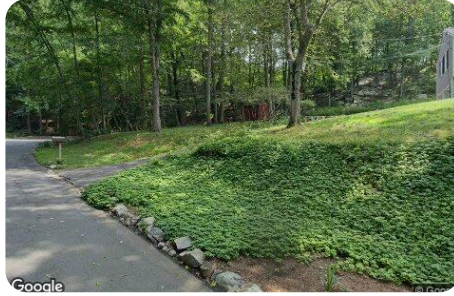
Single Family Residence

**RESIDENTIAL**

# 16 DRUID LN

RIDGEFIELD, CT 06877

**\$680,996** TopHap Estimate · \$597 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,140 ft<sup>2</sup>**

LIVING AREA

**1.09 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$681K**

\$635K low

\$727K high

Last Sale

**\$287,000 · Jul 21, 2000**

Est. Owner Equity

**\$409,439**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,650 (2025) |
| Assessed Value        | \$279,300      |
| Previous Assessed     | \$279,300      |
| Assessor Market Value | \$195,510      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 1.09                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 19, 2014 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 19, 2014 | Financing | Grant Deed          |           |        | \$293K |
| May 15, 2009 | Financing | Mortgage            |           |        | \$255K |
| Nov 4, 2002  | Financing | Mortgage            |           |        | \$255K |
| Jul 21, 2000 | Resale    | Warranty Deed       | \$287,000 | \$252  | \$230K |
| Mar 17, 1994 | Financing | Mortgage            |           |        | \$120K |
| May 1, 1992  | Resale    | Grant Deed          | \$220,000 | \$193  | \$154K |
| Dec 20, 1988 | Financing | Mortgage            |           |        | \$82K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Farmingville Elementary School | Elementary | PK–5   | 1.0 mi   |
| East Ridge Middle School       | Middle     | 6–8    | 2.6 mi   |
| Ridgefield High School         | High       | 9–12   | 3.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>28,200</b><br>POPULATION | <b>\$170K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|