

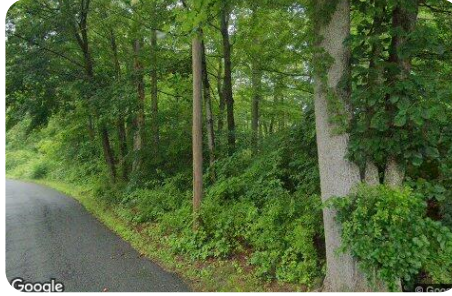
Single Family Residence

RESIDENTIAL

82 RITCH DR

RIDGEFIELD, CT 06877

\$1,133,400 TopHap Estimate · \$444 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,552 ft²

LIVING AREA

2 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$650,000 · Jun 24, 2015

Est. Owner Equity

\$958,400

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$14,221 (2025)
Assessed Value	\$519,190
Previous Assessed	\$519,190
Assessor Market Value	\$363,433

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

14
FLOOD

20
WILDFIRE

59
HEAT

97
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2026	Financing	Mortgage			\$175K
Jun 24, 2015	Resale	Warranty Deed	\$650,000	\$255	\$520K
Oct 21, 2010	Financing	Mortgage			\$231K
Sep 18, 2003	Financing	Mortgage			\$365K
Oct 17, 2001	Financing	Mortgage			\$375K
Nov 10, 2000	Resale	Warranty Deed	\$490,000	\$192	\$375K
Mar 22, 1999	Resale	Warranty Deed	\$438,000	\$172	\$348K

Jan 3, 1992	Resale	Warranty Deed	\$326,800	\$128	\$294K
Aug 3, 1989	Resale	Grant Deed	\$370,000	\$145	\$265K
Mar 20, 1987	Financing	Mortgage			\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.6 mi
East Ridge Middle School	Middle	6–8	2.5 mi
Ridgefield High School	High	9–12	2.7 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

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

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

OWNERSHIP

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