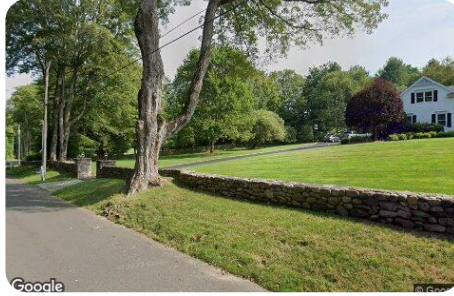


Single Family Residence **RESIDENTIAL**

14 SPECTACLE LN

RIDGEFIELD, CT 06877

\$2,290,877 TopHap Estimate · \$328 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

6,989 ft²

LIVING AREA

2.08 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$2.3M

\$2M low

\$2.5M high

Last Sale

\$975,000 · Sep 12, 1997

Est. Owner Equity

\$1,270,877

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$35,361 (2025)
Assessed Value	\$1,291,010
Previous Assessed	\$1,291,010
Assessor Market Value	\$903,707

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.08
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2000	Financing	Mortgage			\$400K
Sep 12, 1997	Resale	Warranty Deed	\$975,000	\$140	\$620K
Jul 16, 1996	Resale	Warranty Deed	\$859,250	\$123	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	2.0 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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