

Single Family Residence

RESIDENTIAL

45 RIDGEWOOD RD

RIDGEFIELD, CT 06877

\$789,194 TopHap Estimate · \$632 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,248 ft²

LIVING AREA

1 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$789K

\$721K low

\$857K high

Last Sale

\$320,000 · Dec 16, 1999

Est. Owner Equity

\$429,194

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,562 (2025)
Assessed Value	\$349,090
Previous Assessed	\$349,090
Assessor Market Value	\$244,363

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	1.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

45
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
Aug 20, 2012	Recorded document	Grant Deed	\$1	\$0	
Aug 20, 2012	Financing	Mortgage			\$260K
Aug 14, 2009	Financing	Mortgage			\$65K
Jan 28, 2004	Financing	Mortgage			\$260K
Dec 5, 2001	Financing	Mortgage			\$256K
Dec 16, 1999	Resale	Warranty Deed	\$320,000	\$256	\$256K
Sep 28, 1998	Financing	Mortgage			\$27K

Jul 30, 1997	Resale	Grant Deed	\$240,000	\$192	\$216K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	0.9 mi
East Ridge Middle School	Middle	6–8	1.0 mi
Ridgefield High School	High	9–12	4.3 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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