

Single Family Residence **RESIDENTIAL**

6 SPECTACLE LN

RIDGEFIELD, CT 06877

\$2,832,657 TopHap Estimate · \$444 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

6

BATHS

6,376 ft²

LIVING AREA

2.01 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$2.8M

\$2.6M low

\$3.1M high

Last Sale

\$2,625,000 · Aug 27, 2025

Est. Owner Equity

\$2,432,657

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$35,978 (2025)
Assessed Value	\$1,313,550
Previous Assessed	\$1,313,550
Assessor Market Value	\$919,485

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.01
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

39
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 26, 2025	Resale	Warranty Deed	\$2,625,000	\$412	
Sep 30, 2020	Financing	Warranty Deed			\$1.2M
Sep 20, 2011	Resale	Warranty Deed	\$1,750,000	\$274	
Aug 3, 2011	Financing	Mortgage			\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	2.1 mi
Branchville Elementary School	Elementary	PK–5	2.4 mi
Ridgefield High School	High	9–12	6.0 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	Absentee owner
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