

Single Family Residence **RESIDENTIAL**

12 SPECTACLE LN

RIDGEFIELD, CT 06877

\$1,752,876 TopHap Estimate · confidence 67 · as of Jul 14, 2026



2.03 ac
LOT SIZE

VALUATION

\$1.8M

\$1.2M low

\$2.3M high

Last Sale

\$1,247,344 · Dec 17, 1999

Est. Owner Equity

\$1,065,376

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$37,715 (2025)
Assessed Value	\$1,376,970
Previous Assessed	\$1,376,970
Assessor Market Value	\$963,879

PROPERTY FACTS

Property Type	Single Family Residence
County	WESTERN CONNECTICUT
Lot (acres)	2.03
Cooling	Yes
Pool	Spa/Hot Tub (Only)

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 1998	Resale	Warranty Deed	\$275,000		\$688K
Nov 12, 1996	Resale	Warranty Deed	\$500,000		

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	Owner occupied
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