

Single Family Residence **RESIDENTIAL**

74 SPECTACLE LN

RIDGEFIELD, CT 06877

\$791,305 TopHap Estimate · \$577 / ft² · confidence 81 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,371 ft²
LIVING AREA

1.15 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$791K

\$639K low

\$944K high

Est. Owner Equity

\$716,305

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$12,455 (2025)
Assessed Value	\$454,720
Previous Assessed	\$454,720
Assessor Market Value	\$318,304

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	1.15
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Baseboard
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 2, 2001	Financing	Mortgage			\$130K
Feb 4, 1994	Financing	Mortgage			\$170K
Nov 18, 1991	Financing	Mortgage			\$165K
Mar 31, 1987	Financing	Mortgage			\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.8 mi
Branchville Elementary School	Elementary	PK–5	2.4 mi
Ridgefield High School	High	9–12	5.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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