

Single Family Residence **RESIDENTIAL**

91 RISING RIDGE RD

RIDGEFIELD, CT 06877

\$1,143,143 TopHap Estimate · \$420 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,720 ft²
LIVING AREA

2.17 ac
LOT SIZE

1972
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.3M high

Last Sale

\$400,000 · Nov 17, 1988

Est. Owner Equity

\$1,043,143

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$15,097 (2025)
Assessed Value	\$551,180
Previous Assessed	\$551,180
Assessor Market Value	\$385,826

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	2.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

44
FLOOD

20
WILDFIRE

60
HEAT

97
STORM

43
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2008	Recorded document	Grant Deed	\$1	\$0	
Apr 9, 1996	Financing	Mortgage			\$285K
Nov 17, 1988	Resale	Grant Deed	\$400,000	\$147	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.3 mi
East Ridge Middle School	Middle	6–8	1.8 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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