

Single Family Residence

RESIDENTIAL

49 RITCH DR

RIDGEFIELD, CT 06877

\$970,152 TopHap Estimate · \$396 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,452 ft²

LIVING AREA

1 ac

LOT SIZE

1958

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$970K

\$937K low

\$1M high

Last Sale

\$625,000 · Aug 28, 2018

Est. Owner Equity

\$770,152

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$11,801 (2025)
Assessed Value	\$430,850
Previous Assessed	\$430,850
Assessor Market Value	\$301,595

PROPERTY FACTS

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

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2018	Resale	Warranty Deed	\$625,000	\$255	\$200K
Aug 24, 2017	Resale	Warranty Deed	\$440,000	\$179	\$352K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.4 mi
East Ridge Middle School	Middle	6–8	2.4 mi
Ridgefield High School	High	9–12	2.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------