

Single Family Residence **RESIDENTIAL**

49 RISING RIDGE RD

RIDGEFIELD, CT 06877

\$1,210,844 TopHap Estimate · \$420 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,884 ft²

LIVING AREA

1.01 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$705,000 · Jun 27, 2017

Est. Owner Equity

\$359,394

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$14,017 (2025)
Assessed Value	\$511,770
Previous Assessed	\$511,770
Assessor Market Value	\$358,239

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	1.01
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2017	Resale	Warranty Deed	\$705,000	\$244	\$611K
Jun 1, 2012	Financing	Mortgage			\$412K
Nov 5, 2009	Financing	Mortgage			\$417K
Sep 2, 2003	Financing	Mortgage			\$428K
Dec 20, 2002	Resale	Warranty Deed	\$625,000	\$217	\$423K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.4 mi
East Ridge Middle School	Middle	6–8	1.6 mi
Ridgefield High School	High	9–12	5.5 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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