

Single Family Residence **RESIDENTIAL**

17 COMSTOCK CT

RIDGEFIELD, CT 06877

\$1,407,074 TopHap Estimate · \$439 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,202 ft²

LIVING AREA

2.96 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$900,000 · Sep 5, 2018

Est. Owner Equity

\$732,074

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$16,918 (2025)
Assessed Value	\$617,680
Previous Assessed	\$617,680
Assessor Market Value	\$432,376

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	2.96
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

81 FLOOD	21 WILDFIRE	61 HEAT	97 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 5, 2018	Resale	Warranty Deed	\$900,000	\$281	\$675K
Feb 15, 2012	Recorded document	Grant Deed	\$1	\$0	
Mar 24, 2009	Financing	Mortgage			\$375K
Jan 18, 2007	Financing	Mortgage			\$385K
Sep 17, 2003	Financing	Mortgage			\$515K
Sep 3, 2002	Financing	Mortgage			\$515K
Apr 12, 2002	Financing	Mortgage			\$515K
Jul 27, 2001	Financing	Mortgage			\$515K
Jul 20, 2000	Resale	Warranty Deed	\$915,000	\$286	\$515K

May 4, 1989 Financing Mortgage \$22K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.8 mi
East Ridge Middle School	Middle	6–8	1.9 mi
Ridgefield High School	High	9–12	5.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy Owner occupied