

Single Family Residence **RESIDENTIAL**

22 COMSTOCK CT

RIDGEFIELD, CT 06877

\$1,768,086 TopHap Estimate · \$337 / ft² · confidence 87 · as of Jul 14, 2026



5
BEDS

5.5
BATHS

5,239 ft²
LIVING AREA

5.04 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

12
ROOMS

VALUATION

\$1.8M

\$1.5M low

\$2M high

Last Sale

\$1,205,000 · Aug 9, 2016

Est. Owner Equity

\$922,586

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$22,626 (2025)
Assessed Value	\$826,070
Previous Assessed	\$826,070
Assessor Market Value	\$578,249

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	5.04
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2016	Resale	Warranty Deed	\$1,205,000	\$230	\$920K
Dec 20, 2010	Financing	Mortgage			\$415K
Aug 19, 2009	Financing	Mortgage			\$415K
Mar 27, 2009	Recorded document	Grant Deed	\$1	\$0	
Mar 27, 2009	Recorded document	Grant Deed	\$1	\$0	
May 9, 2007	Resale	Warranty Deed	\$1,425,000	\$272	
May 9, 2007	Resale	Warranty Deed	\$1,425,000	\$272	\$825K
May 20, 2004	Financing	Mortgage			\$836K
Mar 20, 2003	Financing	Mortgage			\$593K
Aug 30, 2001	Resale	Warranty Deed	\$774,900	\$148	\$600K
Aug 24, 1999	Resale	Warranty Deed	\$725,000	\$138	
Apr 8, 1987	Financing	Mortgage			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.6 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
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