

Single Family Residence **RESIDENTIAL**

94 SPECTACLE LN

RIDGEFIELD, CT 06877

\$2,304,693 TopHap Estimate · \$508 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

4,533 ft²

LIVING AREA

2.02 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$2.3M

\$2.1M low

\$2.5M high

Last Sale

\$1,672,500 · Feb 17, 2023

Est. Owner Equity

\$1,468,443

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$31,597 (2025)
Assessed Value	\$1,153,600
Previous Assessed	\$1,153,600
Assessor Market Value	\$807,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.02
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

65

FLOOD

21

WILDFIRE

61

HEAT

97

STORM

43

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2023	Resale	Warranty Deed	\$1,672,500	\$369	\$836K
Jun 21, 2022	Resale	Warranty Deed	\$1,765,000	\$389	
Jun 16, 2016	Financing	Warranty Deed			\$828K
Sep 3, 2002	Financing	Mortgage			\$222K
Mar 4, 2002	Financing	Mortgage			\$225K
Mar 29, 1995	Financing	Mortgage			\$247K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.8 mi
Branchville Elementary School	Elementary	PK–5	2.3 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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