

Single Family Residence **RESIDENTIAL**

22 SPECTACLE LN

RIDGEFIELD, CT 06877

\$2,807,172 TopHap Estimate · \$591 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,746 ft²

LIVING AREA

2.44 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$2.8M

\$2.4M low

\$3.2M high

Last Sale

\$1,535,000 · Aug 28, 2003

Est. Owner Equity

\$1,207,392

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$28,539 (2025)
Assessed Value	\$1,041,950
Previous Assessed	\$1,041,950
Assessor Market Value	\$729,365

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.44
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck

Sauna

CLIMATE RISK

1

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
May 21, 2024	Financing	Warranty Deed			\$1.8M
Sep 30, 2003	Financing	Mortgage			\$700K
Aug 28, 2003	Resale	Warranty Deed	\$1,535,000	\$323	\$700K
Nov 2, 2001	Financing	Mortgage			\$995K
Aug 18, 2000	Financing	Mortgage			\$997K
Jul 11, 2000	Resale	Warranty Deed	\$1,315,000	\$277	\$1M
Mar 29, 2000	Resale	Warranty Deed	\$1,300,000	\$274	\$800K
Jun 19, 1998	Financing	Mortgage			\$585K

Nov 21, 1995	Resale	Warranty Deed	\$250,000	\$53	
Jul 31, 1995	Resale	Warranty Deed	\$790,000	\$166	\$560K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	2.0 mi
Branchville Elementary School	Elementary	PK–5	2.3 mi
Ridgefield High School	High	9–12	5.9 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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