

Single Family Residence **RESIDENTIAL**

# 69 RIDGEWOOD RD

RIDGEFIELD, CT 06877

**\$965,698** TopHap Estimate · \$496 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,947 ft<sup>2</sup>**

LIVING AREA

**1.25 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**3**

PARKING

## VALUATION

**\$966K**

\$915K low

\$1M high

Last Sale

**\$550,000 · May 2, 2014**

Est. Owner Equity

**\$449,698**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,817 (2025) |
| Assessed Value        | \$394,940       |
| Previous Assessed     | \$394,940       |
| Assessor Market Value | \$276,458       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 1.25                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | Pool W/Hot Tub/Spa      |

Deck

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 21<br>WILDFIRE | 60<br>HEAT | 97<br>STORM | 43<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| May 2, 2014  | Resale    | Warranty Deed | \$550,000 | \$282  | \$540K |
| Dec 15, 2004 | Resale    | Warranty Deed | \$729,900 | \$375  |        |
| May 7, 2004  | Financing | Mortgage      |           |        | \$400K |
| Apr 4, 2001  | Financing | Mortgage      |           |        | \$345K |
| May 24, 1995 | Resale    | Warranty Deed | \$347,500 | \$178  | \$313K |
| Apr 30, 1993 | Financing | Mortgage      |           |        | \$26K  |
| Apr 30, 1993 | Financing | Mortgage      |           |        | \$203K |

|              |           |            |           |       |        |
|--------------|-----------|------------|-----------|-------|--------|
| Jan 9, 1992  | Financing | Mortgage   |           |       | \$240K |
| Sep 20, 1991 | Financing | Mortgage   |           |       | \$23K  |
| Jul 22, 1987 | Resale    | Grant Deed | \$310,000 | \$159 | \$235K |
| Jul 8, 1987  | Financing | Mortgage   |           |       | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Farmingville Elementary School | Elementary | PK–5   | 0.9 mi   |
| East Ridge Middle School       | Middle     | 6–8    | 1.1 mi   |
| Ridgefield High School         | High       | 9–12   | 4.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>28,200</b><br>POPULATION | <b>\$170K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|