

Single Family Residence

**RESIDENTIAL**

# 36 RITCH DR

RIDGEFIELD, CT 06877

**\$1,064,506** TopHap Estimate · \$638 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,668 ft<sup>2</sup>**

LIVING AREA

**1.66 ac**

LOT SIZE

**1966**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$1.1M**

\$1M low

\$1.1M high

Last Sale

**\$640,000 · May 10, 2017**

Est. Owner Equity

**\$864,506**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,913 (2025) |
| Assessed Value        | \$471,450       |
| Previous Assessed     | \$471,450       |
| Assessor Market Value | \$330,015       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 1.66                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 20<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   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Apr 6, 2026  | Financing       | Mortgage      |           |        | \$200K |
| May 10, 2017 | Resale          | Warranty Deed | \$640,000 | \$384  | \$576K |
| Apr 15, 2016 | Resale          | Warranty Deed | \$365,000 | \$219  | \$292K |
| Jul 30, 2002 | Non-arms-length | Grant Deed    | \$105,500 | \$63   | \$267K |
| May 27, 1993 | Financing       | Mortgage      |           |        | \$184K |
| Apr 3, 1991  | Resale          | Warranty Deed | \$201,000 | \$121  | \$181K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Farmingville Elementary School | Elementary | PK–5   | 1.4 mi   |
| East Ridge Middle School       | Middle     | 6–8    | 2.4 mi   |
| Ridgefield High School         | High       | 9–12   | 2.9 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 |
|-----------|----------------|