

Single Family Residence **RESIDENTIAL**

60 SPECTACLE LN

RIDGEFIELD, CT 06877

\$2,986,120 TopHap Estimate · \$577 / ft² · confidence 94 · as of Jul 14, 2026



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4

BEDS

5

BATHS

5,179 ft²

LIVING AREA

2.54 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$3M

\$2.8M low

\$3.2M high

Last Sale

\$2,420,000 · Aug 17, 2021

Est. Owner Equity

\$808,120

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$42,135 (2025)
Assessed Value	\$1,538,320
Previous Assessed	\$1,538,320
Assessor Market Value	\$1,076,824

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.54
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

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
Aug 26, 2021	Quitclaim	Quit Claim Transfer			
Aug 17, 2021	Resale	Warranty Deed	\$2,420,000	\$467	\$1.9M
Jul 25, 2014	Resale	Warranty Deed	\$1,597,000	\$308	\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.9 mi
Branchville Elementary School	Elementary	PK–5	2.3 mi

Ridgefield High School	High	9–12	5.8 mi
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District: Ridgefield School District



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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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