

Residential - Vacant Land **RESIDENTIAL**

45 RIPPOWAM RD
RIDGEFIELD, CT 06877



4.51 ac
LOT SIZE

VALUATION

Last Sale **\$800,000 · Oct 31, 1995**

TAX & ASSESSMENT

Property Tax	\$11,550 (2025)
Assessed Value	\$421,680
Previous Assessed	\$448,700
Assessor Market Value	\$295,176

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WESTERN CONNECTICUT
Lot (acres)	4.51
Pool	No

CLIMATE RISK

62 FLOOD	24 WILDFIRE	60 HEAT	96 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 21, 1997	Financing	Mortgage			\$500K
Oct 31, 1995	Resale	Warranty Deed	\$800,000		\$1M
Oct 31, 1995	Resale	Grant Deed	\$360,000		
May 28, 1991	Financing	Mortgage			\$75K
Nov 20, 1987	Financing	Mortgage			\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Scotts Ridge Middle School	Middle	6–8	2.2 mi
Ridgefield High School	High	9–12	2.2 mi
Scotland Elementary School	Elementary	PK–5	2.5 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	Absentee owner
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