

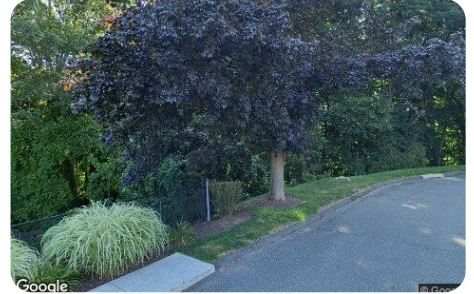
Residential - Vacant Land

RESIDENTIAL

120 PROSPECT ST

RIDGEFIELD, CT 06877

\$1,708,651 TopHap Estimate · confidence 88 · as of Jul 14, 2026



0.82 ac
LOT SIZE

VALUATION

\$1.7M

\$1.5M low

\$1.9M high

Est. Owner Equity

\$1,378,751

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$2 (2025)
Assessed Value	\$70
Previous Assessed	\$70
Assessor Market Value	\$49

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WESTERN CONNECTICUT
Lot (acres)	0.82
Pool	No

CLIMATE RISK

39 FLOOD	18 WILDFIRE	60 HEAT	97 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2020	Non-arms-length	Trustees Deed	\$415,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	0.5 mi
Veterans Park Elementary School	Elementary	PK–5	0.5 mi
Ridgefield High School	High	9–12	3.6 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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