

Single Family Residence

**RESIDENTIAL**

# 43 BRIAR RIDGE RD

RIDGEFIELD, CT 06877

**\$1,261,760** TopHap Estimate · confidence 49 · as of Jul 14, 2026



**1.08 ac**  
LOT SIZE

## VALUATION

**\$1.3M**

\$613K low

\$1.9M high

Last Sale

**\$850,000 · Mar 22, 2021**

Est. Owner Equity

**\$381,760**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

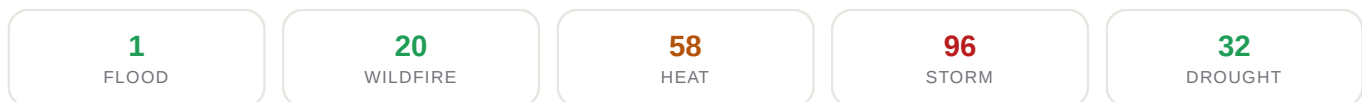
|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$20,001 (2025) |
| Assessed Value        | \$730,240       |
| Previous Assessed     | \$730,240       |
| Assessor Market Value | \$511,168       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 1.08                    |
| Cooling       | Yes                     |
| Pool          | Yes                     |

Deck

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Mar 19, 2021 | Resale    | Warranty Deed | \$850,000 |                    | \$680K |
| May 7, 2013  | Resale    | Warranty Deed | \$785,000 |                    | \$628K |
| Dec 2, 2004  | Resale    | Warranty Deed | \$617,000 |                    | \$488K |
| Jan 13, 2003 | Financing | Mortgage      |           |                    | \$88K  |
| Mar 23, 1999 | Financing | Mortgage      |           |                    | \$21K  |
| May 4, 1998  | Financing | Mortgage      |           |                    | \$23K  |
| Aug 29, 1997 | Financing | Mortgage      |           |                    | \$50K  |
| Jul 23, 1996 | Resale    | Warranty Deed | \$340,000 |                    |        |
| Oct 12, 1993 | Financing | Mortgage      |           |                    | \$221K |
| Feb 24, 1992 | Resale    | Warranty Deed | \$277,000 |                    | \$222K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ridgebury Elementary School | Elementary | PK–5   | 1.9 mi   |
| Ridgefield High School      | High       | 9–12   | 3.1 mi   |
| Scotts Ridge Middle School  | Middle     | 6–8    | 3.1 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 |
|-----------|----------------|