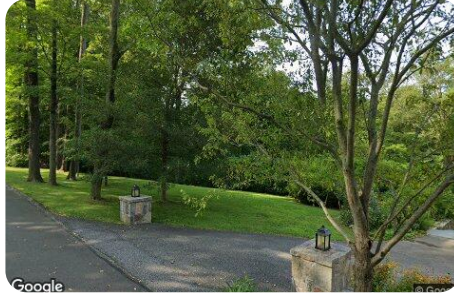


Single Family Residence **RESIDENTIAL**

1 SPECTACLE LN

RIDGEFIELD, CT 06877

\$1,575,000 TopHap Estimate · \$410 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,843 ft²

LIVING AREA

1 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$886,000 · Sep 9, 2020

Est. Owner Equity

\$1,075,000

Loan-to-Value

32%

TAX & ASSESSMENT

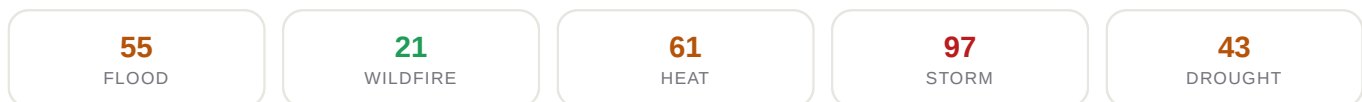
Property Tax	\$19,737 (2025)
Assessed Value	\$720,580
Previous Assessed	\$720,580
Assessor Market Value	\$504,406

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2020	Resale	Warranty Deed	\$886,000	\$231	\$500K
Jul 2, 2010	Financing	Mortgage			\$523K
Dec 16, 2004	Resale	Warranty Deed	\$1,259,000	\$328	\$509K
Oct 31, 2003	Financing	Mortgage			\$713K
Jul 21, 2003	Resale	Warranty Deed	\$350,000	\$91	\$713K
Jun 30, 1999	Financing	Mortgage			\$825K
Jun 6, 1996	Financing	Mortgage			\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.9 mi
Branchville Elementary School	Elementary	PK–5	2.5 mi
Ridgefield High School	High	9–12	5.8 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	Owner occupied
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