

Single Family Residence **RESIDENTIAL**

85 RITCH DR

RIDGEFIELD, CT 06877

\$1,258,662 TopHap Estimate · \$370 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,401 ft²

LIVING AREA

2.28 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$779,500 · Feb 23, 2006

Est. Owner Equity

\$562,162

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$17,532 (2025)
Assessed Value	\$640,080
Previous Assessed	\$640,080
Assessor Market Value	\$448,056

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

10
FLOOD

20
WILDFIRE

59
HEAT

97
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2024	Quitclaim	Quit Claim Transfer			
Sep 9, 2024	Quitclaim	Quit Claim Transfer			
Sep 9, 2024	Quitclaim	Quit Claim Transfer			
Feb 23, 2006	Financing	Mortgage			\$250K
Feb 23, 2006	Resale	Warranty Deed	\$779,500	\$229	\$280K
Apr 22, 2003	Financing	Mortgage			\$307K
Oct 19, 1998	Resale	Warranty Deed	\$400,000	\$118	\$320K

Oct 25, 1995	Resale	Warranty Deed	\$305,500	\$90	\$244K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.6 mi
East Ridge Middle School	Middle	6–8	2.5 mi
Ridgefield High School	High	9–12	2.7 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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