

Residential Income (General/Multi-Family) **RESIDENTIAL**

23 HIGH RIDGE AVE
RIDGEFIELD, CT 06877



6
BEDS

5.5
BATHS

7,456 ft²
LIVING AREA

2.24 ac
LOT SIZE

1940
YEAR BUILT

2
STORIES

13
ROOMS

VALUATION

Last Sale **\$3,950,000 · Nov 8, 2024**

TAX & ASSESSMENT

Property Tax	\$51,405 (2025)
Assessed Value	\$1,876,770
Previous Assessed	\$1,876,770
Assessor Market Value	\$1,313,739

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

1 FLOOD	18 WILDFIRE	61 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
Oct 24, 2024	Resale	Warranty Deed	\$3,950,000	\$530	
Nov 26, 2007	Recorded document	Grant Deed	\$1	\$0	
Dec 22, 2006	Recorded document	Warranty Deed	\$1	\$0	
Apr 3, 2006	Resale	Warranty Deed	\$3,350,000	\$449	\$3.4M
Dec 20, 2005	Financing	Mortgage			\$14K
Sep 16, 1997	Financing	Mortgage			\$1M
Jun 15, 1995	Resale	Warranty Deed	\$1,500,000	\$201	\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	PK–5	0.6 mi
East Ridge Middle School	Middle	6–8	0.7 mi
Ridgefield High School	High	9–12	4.0 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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