

55 Old Sib Rd  
Ridgefield, CT 06877

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SUNBELT

## SUNBELT SALES & DEVELOPMENT

139 Weaver St

Greenwich, CT 06831





Off Market / Public Record • Sold Date: 6/23/2025, Public Record

Closed Price  
**\$655,000**  
 Off Market Date 6/23/2025

CMA Value  
**\$779,776**  
 CMA Range  
**\$610.7K** **\$944.3K**  
 Last Edited 6/1/2026 Price per Sq Ft \$512

RVM®  
**\$641,500**  
 RVM® Updated 5/23/2026  
 RVM® Estimated Range \$583.8K \$699.2K  
 RVM® Confidence ★★★★★  
 RVM® Month Change ↓ \$11,850  
 RVM® Year Change ↓ 2.1%

**3** Beds    **3** Baths    **1,523** Sq Ft    **1** Acre

**Basic Facts**  
 Type: Single Family    Land Use: Single Family Residential  
 Year Built: 1962    APN/TaxID: RIDG M:D10 B:0032  
 Price by SqFt: \$421 per sq ft    Previously sold for \$655,000 on 6/23/2025  
 Zoning: RAA

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# Property Information

## Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	3	–
Total Baths	3	–
Full Baths	2	–
Partial Baths	1	–
Living Area (sq ft)	1,523	–
Building Area (sq ft)	1,523	–
Lot Size	1 acre	–
Lot Dimensions	1.00 AC	–
Garage	Yes	–
Garage (spaces)	1	–
Year Built	1962	–
Total Rooms	7	–
Style	Cape Cod	–
Roofing	Asphalt	–
Heating	Forced Air Unit	–
Cooling	Yes	–
Basement	Unfinished Basement	–
Construction	Frame	–
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Buildings	1	–
Number of Units	0	–
Number of Stories	2 story with Basement	–

### Legal Description

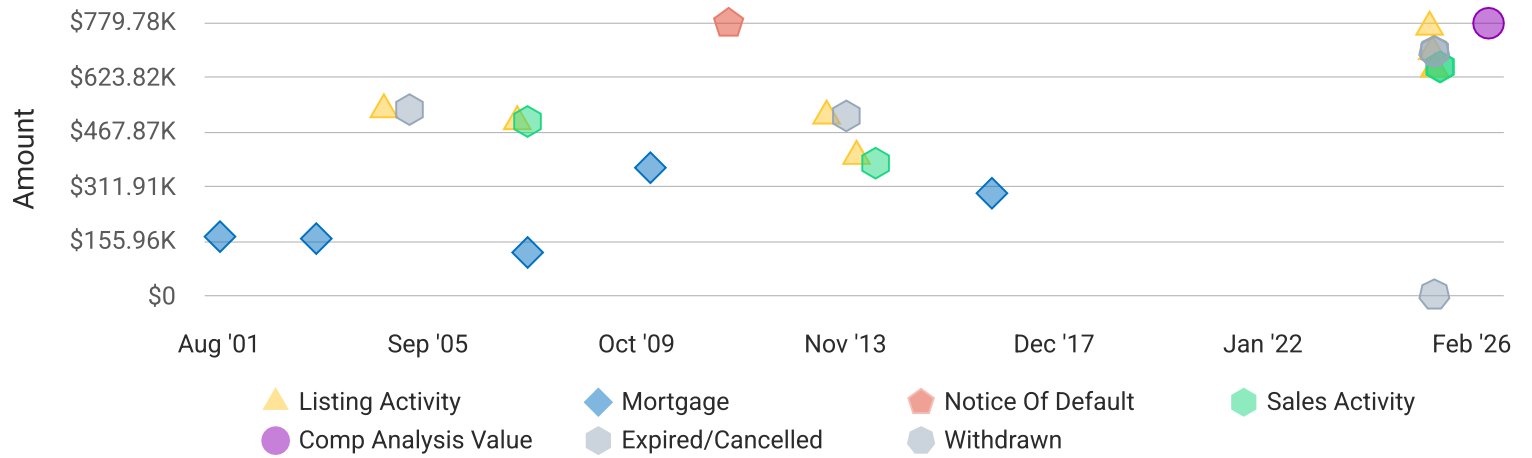
<b>Parcel Number</b>	RIDG M:D10 B:0032	<b>Tax ID</b>	D100032
<b>County</b>	Western Connecticut Planning Region	<b>Zoning</b>	RAA
<b>City/Municipality/Township</b>	RIDGEFIELD	<b>Census Tract</b>	090012456.002012
<b>Carrier Route</b>	C004	<b>Abbreviated Description</b>	BLK:32 CITY/MUNI/TWP:RIDGEFIELD
<b>Current Use</b>	Single Family Residential		

### Public Record History

#### Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$189,000	\$189,000	\$189,000	\$138,600	\$138,600
Assessed Value - Improvements	\$134,120	\$134,120	\$134,120	\$142,250	\$142,250
Total Assessed Value	\$323,120	\$323,120	\$323,120	\$280,850	\$280,850
Tax Account ID	D100032	D100032	D100032	D100032	D100032
Total Tax Amount	-	\$8,850	\$8,514	\$7,985	\$7,985

### Sales and Financing Activity



Date	Event	Amount
6/1/2026	Comp Analysis Value	\$779,776
6/23/2025	Sales Activity	\$655,000
6/17/2025	MLS Sale	\$655,000
5/15/2025	Pending MLS For Sale	\$649,900
5/12/2025	Canceled MLS For Sale	\$699,000
5/10/2025	Active MLS For Sale	\$649,900
5/10/2025	Withdrawn MLS For Sale	\$4,000
5/9/2025	Withdrawn MLS For Sale	\$699,000
4/25/2025	Price Change MLS For Sale	\$699,000
4/6/2025	Active MLS For Sale	\$769,000
9/13/2016	Unknown	\$294,000
6/5/2014	MLS Sale	\$379,900
1/20/2014	New Listing MLS For Sale	\$399,900
11/8/2013	Canceled MLS For Sale	\$515,000
6/20/2013	New Listing MLS For Sale	\$515,000
7/21/2011	Notice of Lis Pendens	\$779,776
1/8/2010	Mortgage	\$366,961

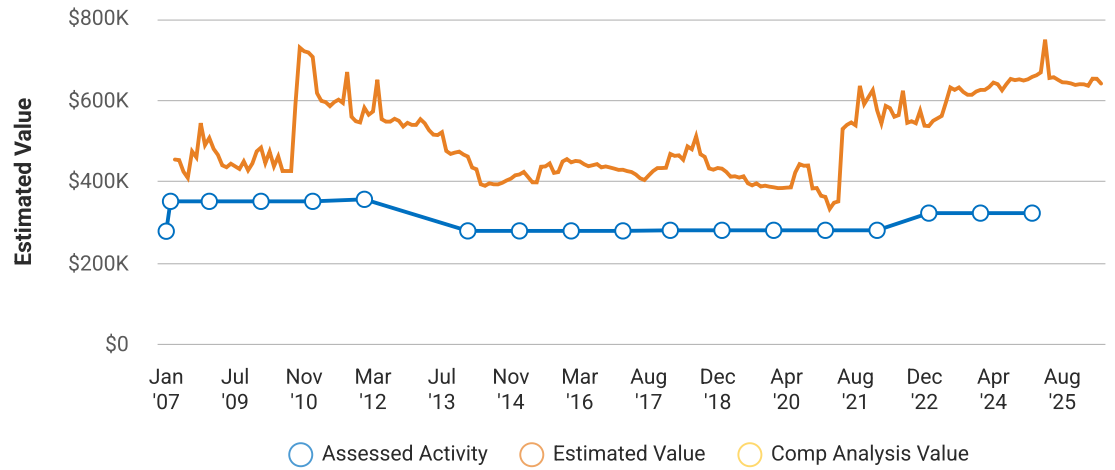


## Estimated Value

This chart compares a property's estimated and assessed value over time.

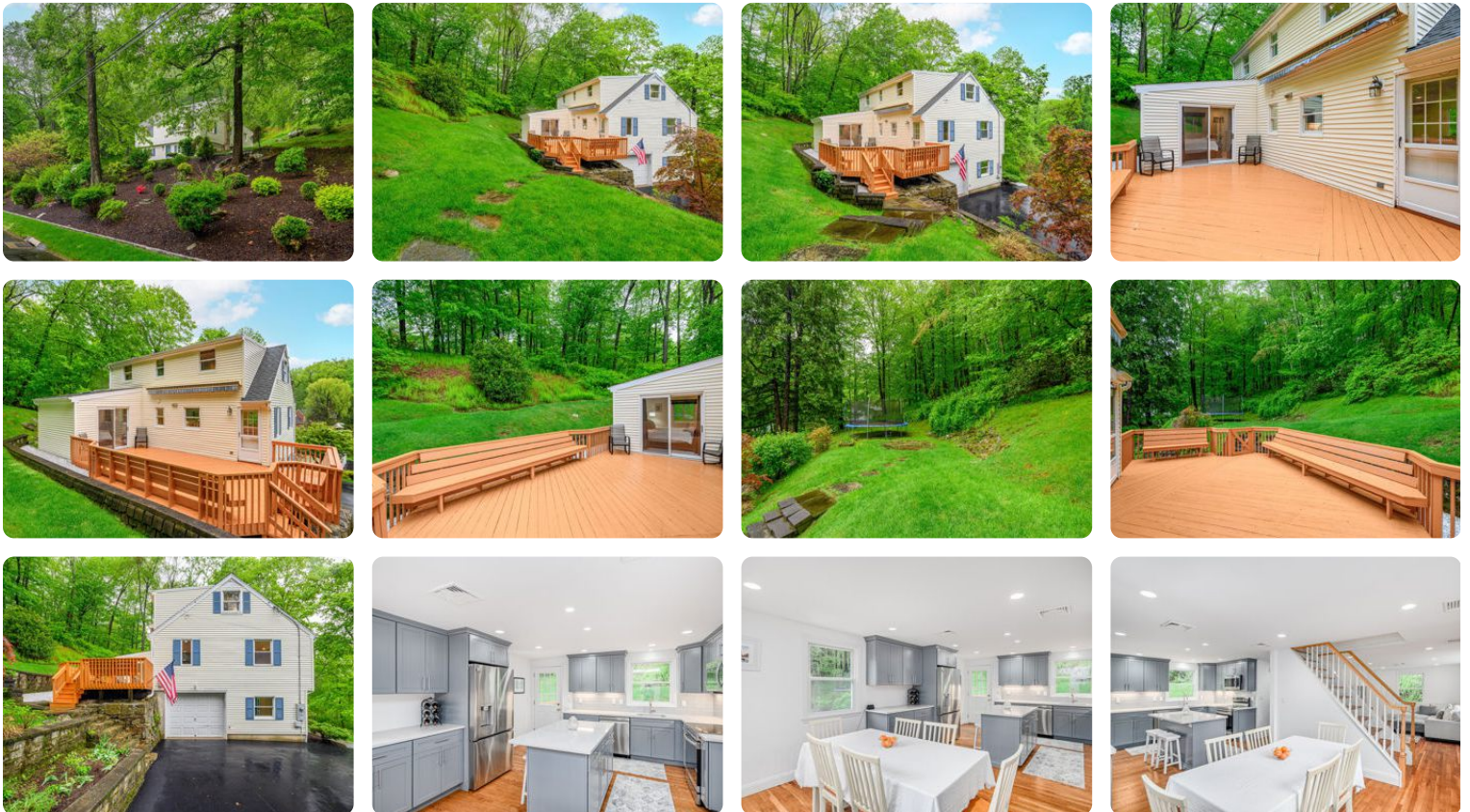
Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



## Photos

### Historical Photos



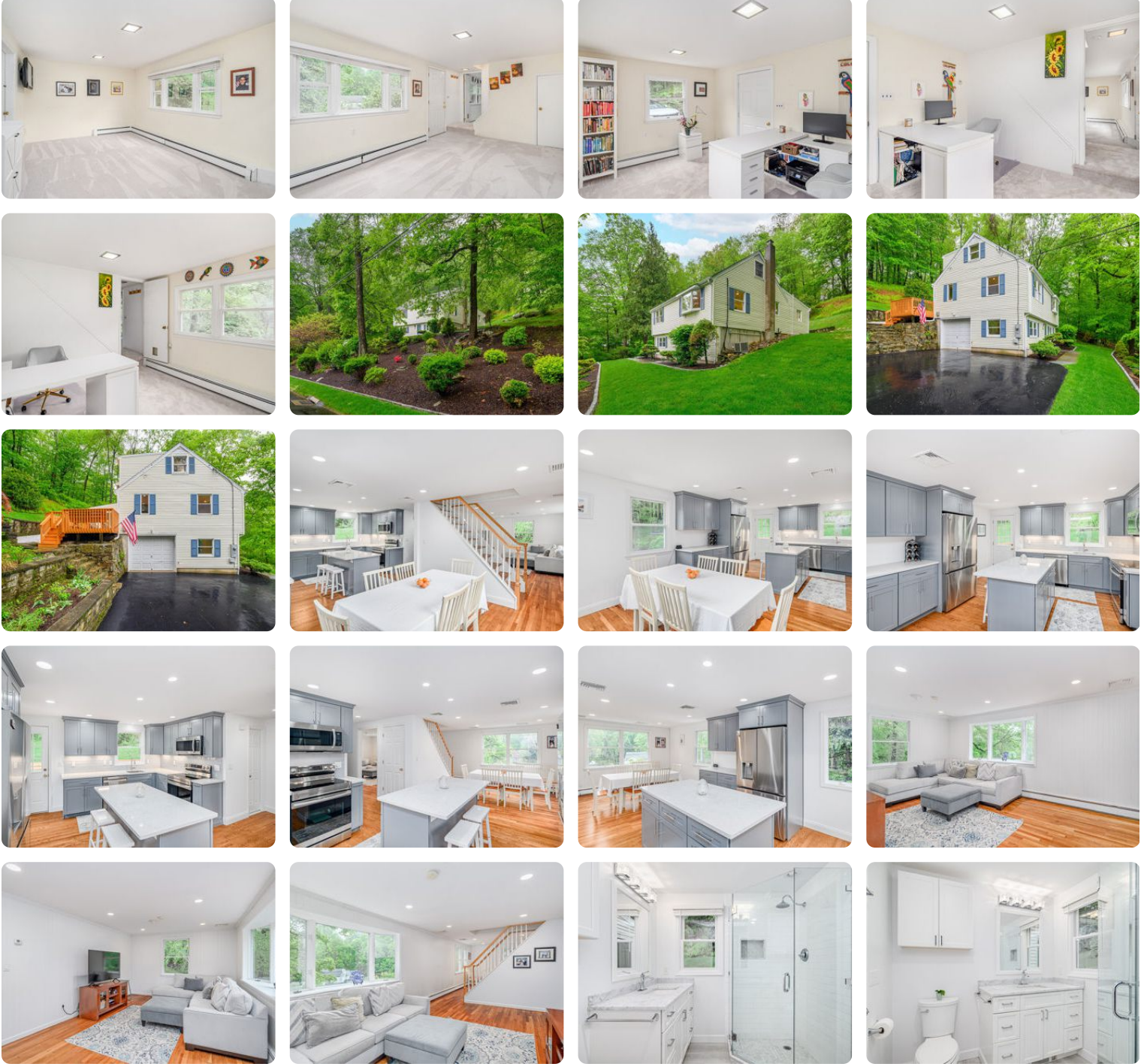
# Photos

## Historical Photos



# Photos

## Historical Photos



# Photos

## Historical Photos



# Pricing Summary

Closed Price

**\$655,000**

RVM®

**\$641,500**

CMA Value

Price estimate based on comps.

**\$779,776**

Range: \$611K – \$944K

# CMA

## Comp Property Summary



**Legend**

- Subject Property
- Pending
- Closed

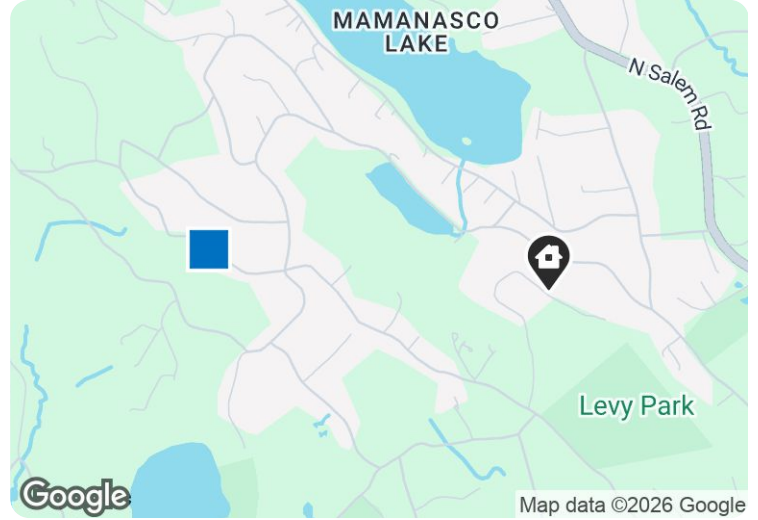
3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	<p><b>55 Old Sib Rd</b> Ridgefield, CT 06877</p> <p> Off Market / Public Record</p>	Single Family	3/3	1,523	1 acre	1962	-	-	-
	<p><b>415 Barrack Hill Rd</b> Ridgefield, CT 06877</p> <p>MLS ID: 24131351</p> <p> Closed / For Sale</p> <p><i>Courtesy of Get Listed Realty</i></p>	Single Family	2/2	1,104	1.2 acres	1960	35	\$620	\$685,000
	<p><b>22 Old Sib Rd</b> Ridgefield, CT 06877</p> <p>MLS ID: 24172928</p> <p> Pending / For Sale</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	3/2	1,360	1.05 acres	1958	10	\$515	\$699,900
	<p><b>168 Tackora Trl</b> Ridgefield, CT 06877</p> <p> Closed / Public Record</p>	Single Family	4/2	1,857	1 acre	1958	-	\$401	\$745,000

## Comp Property Adjustments



Address	55 Old Sib Rd Ridgefield, CT 06877	415 Barrack Hill Rd Ridgefield, CT 06877	22 Old Sib Rd Ridgefield, CT 06877	168 Tackora Trl Ridgefield, CT 06877
Status	Subject Property	1  Closed	2  Pending	3  Closed
MLS ID	–	24131351	24172928	–
Proximity	–	0.79 Mi. W	0.18 Mi. E	0.3 Mi. NE
Value	–	\$685,000	\$699,900	\$745,000
Date	–	12/16/2025 Closed Date	5/5/2026 List Date	4/20/2026 Closed Date
Days in RPR	–	35	10	–
Price per Sq Ft	–	\$620	\$515	\$401
Adjusted Result Adjusted \$/sqft				
Bedrooms	3	2	3	4
Total Baths	3	2	2	2
Partial Baths	1	1	–	1
Total Rooms	7	5	6	8
Living Area	1,523	1,104	1,360	1,857
Building Area	1,523	1,104	1,360	1,857
Lot Size	1 acre	1.2 acres	1.05 acres	1 acre
Year Built	1962	1960	1958	1958
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Residential	Residential	Single Family Residential
Listing Broker	–	<i>Courtesy of Get Listed Realty</i>	<i>Listing Courtesy of Houlihan Lawrence</i>	–
Description	–	All one level no stairs. Move-in ready newly remodeled all in new condition. Heated floors kitchen dining area and bath. Low maintenance low taxes. 23 x 23 oversized insulated attached garage...	Beautifully updated 3-bedroom, 2-bath midcentury split-level set on a private, usable 1-acre property. Turnkey with a clean, modern feel, the home is filled with natural light and features an open...	–

1 415 Barrack Hill Rd Ridgefield, CT 06877



**Closed / For Sale** • Sold Date: 12/16/2025, MLS Listing 24131351: 10/4/2025

Subject Property This Property

Closed Price

**\$685,000**

Closed Date 12/16/2025

Days in RPR 35

All one level no stairs. Move-in ready newly remodeled all in new condition. Heated floors kitchen dining area and bath. Low maintenance low taxes. 23 x 23 oversized insulated attached garage. Beautiful wooded view from all windows small level...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	2	2
Total Baths	3	2
Full Baths	2	2
Partial Baths	1	-
Living Area (sq ft)	1,104	1,104
Building Area (sq ft)	1,104	1,104
Lot Size	1.2 acres	1.2 acres
Lot Dimensions	1.20 AC	-
Garage	Yes	Attached Garage
Garage (spaces)	0	2
Year Built	1960	1960
Total Rooms	5	5
Style	Ranch\Rambler	-
Roofing	Asphalt	-
Heating	Hot Water	Baseboard, Hot Water, Radiant
Cooling	-	Attic Fan, Central Air
Fireplaces	1	1
Basement	Unfinished Basement	Concrete Floors, Full, Full Basement, Unfinished
Foundation	-	Concrete
Construction	Frame	-
Exterior Walls	Wood Siding	Shakes
Number of Buildings	1	-
Number of Units	0	-
Number of Stories	1 story with Basement	-

Photos



② 22 Old Sib Rd Ridgefield, CT 06877



**Ⓞ Pending / For Sale** • Under Contract - Continue To Show as of 5/15/2026

**📍 Subject Property** **Ⓞ This Listing**

List Price

**\$699,900**

List Date 5/5/2026  
Days in RPR 10

Beautifully updated 3-bedroom, 2-bath midcentury split-level set on a private, usable 1-acre property. Turnkey with a clean, modern feel, the home is filled with natural light and features an open floor plan, a vaulted living room with a picture window, and an updated, skylit...

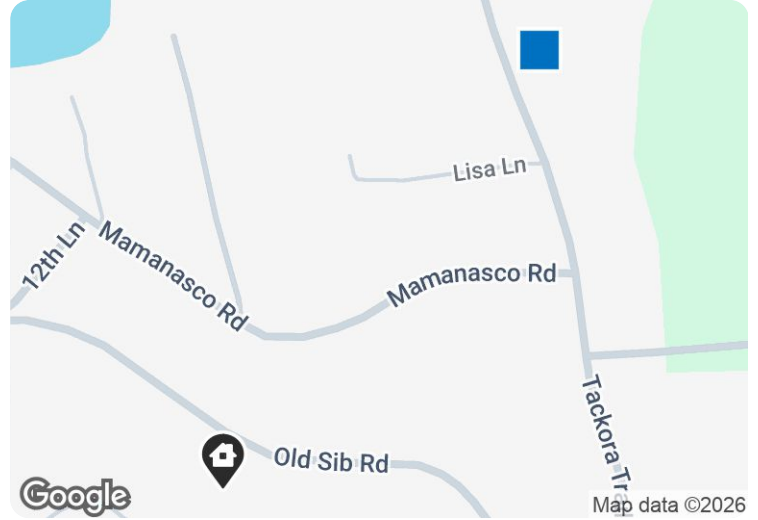
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,084	1,360
Building Area (sq ft)	1,084	1,360
Lot Size	1.05 acres	1.05 acres
Lot Dimensions	1.05 AC	-
Basement (sq ft)	-	276
Garage	Yes	Attached Garage
Garage (spaces)	1	1
Year Built	1958	1958
Total Rooms	6	6
Roofing	Asphalt	-
Heating	Hot Water	Hot Water
Cooling	Yes	Central Air, Ductless
Fireplaces	1	1
Basement	Unfinished Basement	Full, Full Walkout, Heated, Partially Finished
Foundation	-	Concrete
Construction	Frame	-
Exterior Walls	Siding (Alum/Vinyl)	Vinyl Siding
Number of Buildings	1	-
Number of Units	0	-
Number of Stories	S/L+B	-



Photos



3 168 Tackora Trl Ridgefield, CT 06877



**Closed / Public Record** · Sold Date: 4/20/2026, Public Record

Subject Property This Property

Closed Price

**\$745,000**

Closed Date 4/20/2026

	Public Facts
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	4
Total Baths	2
Full Baths	1
Partial Baths	1
Living Area (sq ft)	1,857
Building Area (sq ft)	1,857
Lot Size	1 acre
Lot Dimensions	1.00 AC
Garage (spaces)	0
Year Built	1958
Total Rooms	8
Style	Colonial
Roofing	Wood Shake / Shingles
Heating	Hot Water
Fireplaces	1
Basement	Unfinished Basement
Construction	Frame
Exterior Walls	Wood Siding
Number of Buildings	1
Number of Units	0
Number of Stories	2 story with Basement

# 55 Old Sib Rd, Ridgefield, CT 06877

## Pending Comp Property Stats

List Price                      \$/Sqft                      Days in RPR

**\$699,900**                      **\$515**                      **10**



### Pending List Price

(1 property)

List Price

**\$699,900**

Property Facts	This Comp
Price per Sqft	\$515
Age	68
Living Area (sqft)	1,360
Lot Size (sqft)	45,738
Days Until Contract	10
Days in RPR	10
Price per Bedroom	233,300

### Average List Price by Square Footage

This chart shows the average list price of agent-selected properties in Pending status, according to the size of the living space (square footage sourced from listings or public records).

Source: Public Records and MLS data where licensed.

Update Frequency: Daily

#### This Property

1,523 sq. ft. **\$779,776**

#### Comps

1,360 sq. ft. **\$699,900**

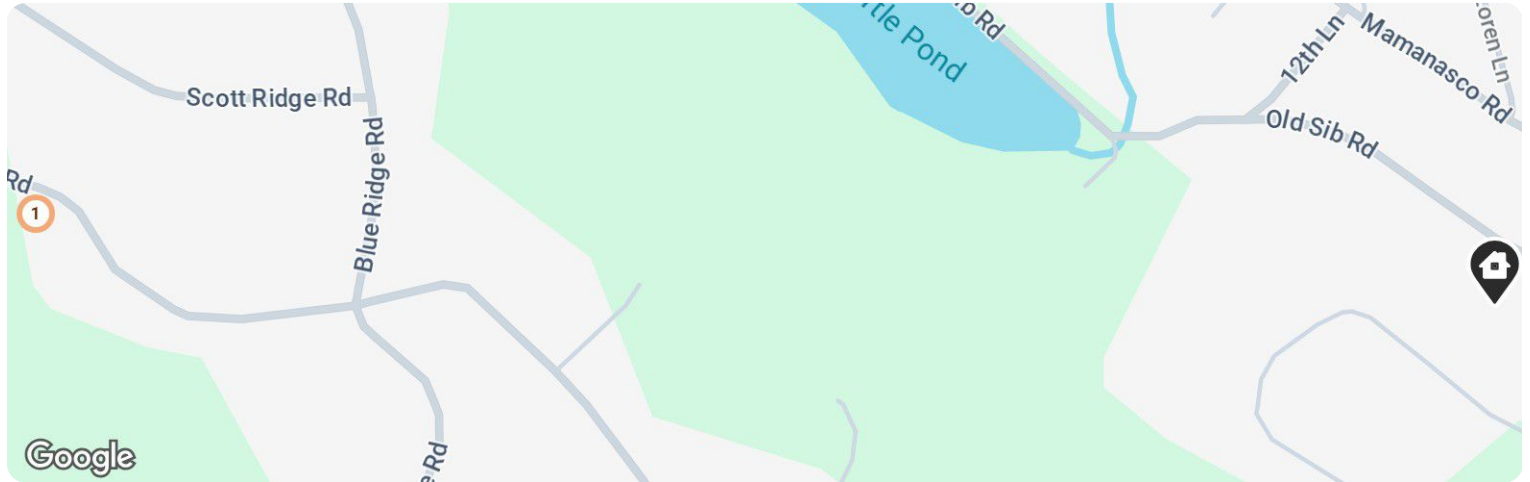
Average List Price



# 55 Old Sib Rd, Ridgefield, CT 06877

## Closed Comp Property Stats

Closed Price	\$/Sqft	Days Until Contract	Sold to List Price %
<b>\$685,000</b>	<b>\$620</b>	<b>35</b>	<b>98%</b>



**Closed Price**  
(1 property)

Closed Price  
**\$685,000**

Property Facts	This Comp
Price per Sqft	\$620
Sold to List Price %	98%
Age	66
Living Area (sqft)	1,104
Lot Size (sqft)	52,272
Days Until Contract	35
Days in RPR	35
Price per Bedroom	342,500

### Average Sold Price by Square Footage

This chart shows the average sold price of agent-selected properties compared to the subject property's value, according to the size of the living space based on square footage.

Source: Public Records and MLS data where licensed.

Update Frequency: Monthly

#### This Property

1,523 sq. ft. **\$779,776**

#### Comps

1,104 sq. ft. **\$685,000**

Average Sales Price



# 55 Old Sib Rd, Ridgefield, CT 06877

## ● Off Market Comp Property Stats

Estimated Value

\$/Sqft

# \$745,000

# \$401



### Off Market Est. Value

(1 property)

Est. Value

## \$745,000

Property Facts	This Comp
Price per Sqft	\$401
Age	68
Living Area (sqft)	1,857
Lot Size (sqft)	43,560
Price per Bedroom	186,250



### Pricing Strategy

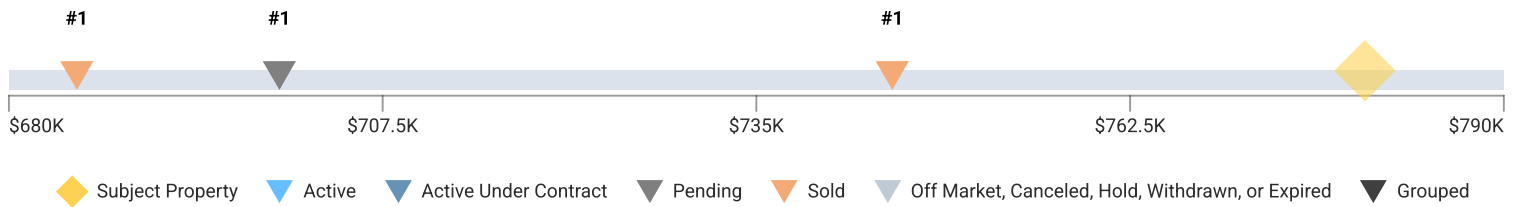
CMA Value  
**\$779,776**

CMA Range  
**\$610.7K** **\$944.3K**

Last Edited 6/1/2026 Price per Sq Ft \$512

### Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



### CMA Summary

This section compares the prices of 3 agent-selected properties near the subject property.

Average of Comps	<b>\$779,776</b>
Adjustments	-
<b>Result of CMA Analysis</b>	<b>\$779,776</b> (or \$512 per sq ft)

# Refined Value

## Pricing Strategy

Refined Value

**\$641,500**

Price per Sq Ft \$421

## Refined Value Summary

Original Estimated Value	\$641,500
Basic Facts Adjustments	-
Home Improvements	-
Needed Improvements	-
Market and Home Conditions	-
<b>Refined Estimate</b>	<b>\$641,500</b>

# Market Trends

## Market Trends for Ridgefield, CT 06877

Single Family Residence

**April 2026**

### Market Type

**Seller's  
Market**

Balanced  
Market

Buyer's  
Market

### Key Details

<p>Months of Inventory</p> <p><b>1.48</b></p> <p>↑ 16.54% MoM</p>	<p>Sold to List Price %</p> <p><b>100.8%</b></p> <p>↓ 0.14% MoM</p>	<p>Median Days in RPR</p> <p><b>27</b></p> <p>↓ 72.16% MoM</p>	<p>Median Sold Price</p> <p><b>\$1,142,500</b></p> <p>↓ 21.07% MoM</p>
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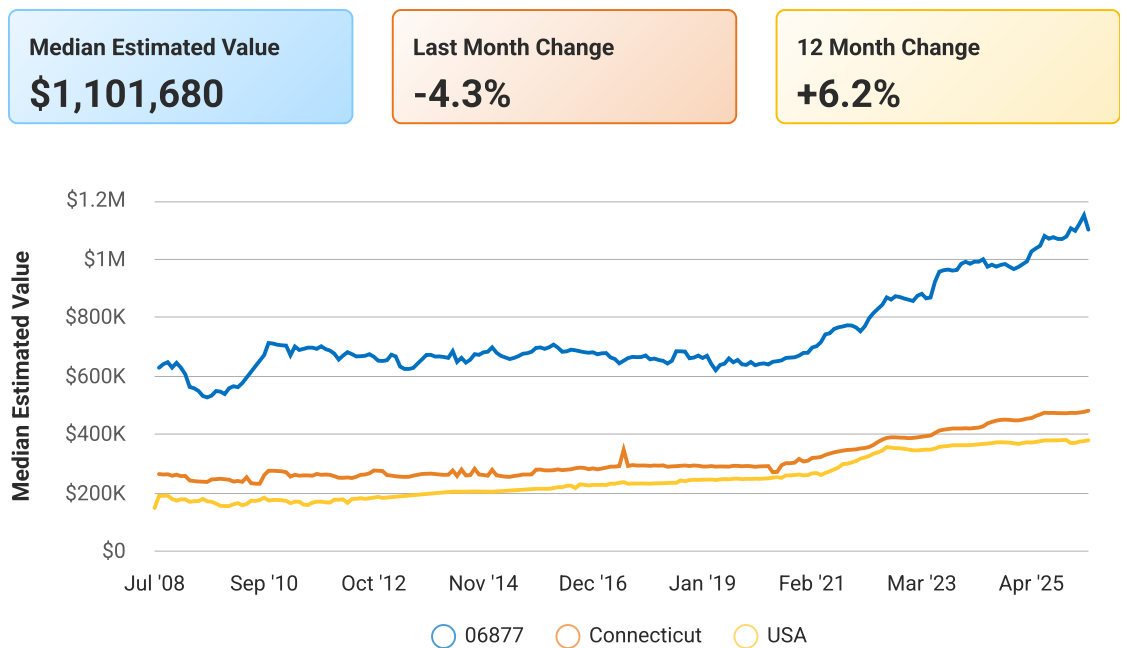
## May 2026 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



### April 2026 Active Listings

Ridgefield, CT 06877

Single Family Residence

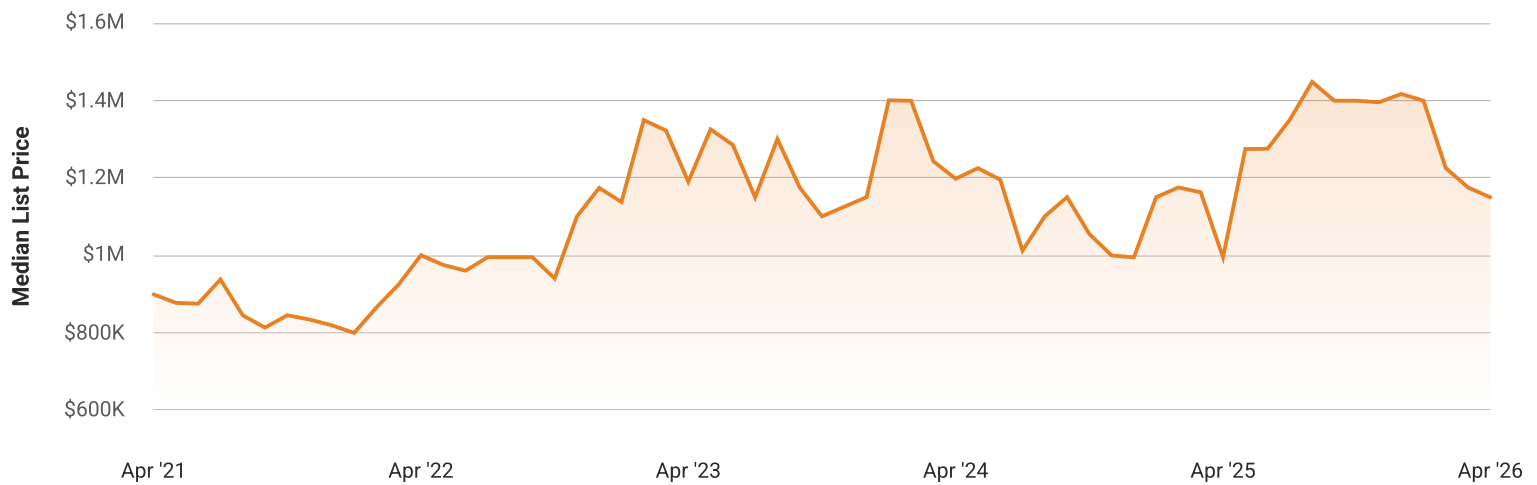
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

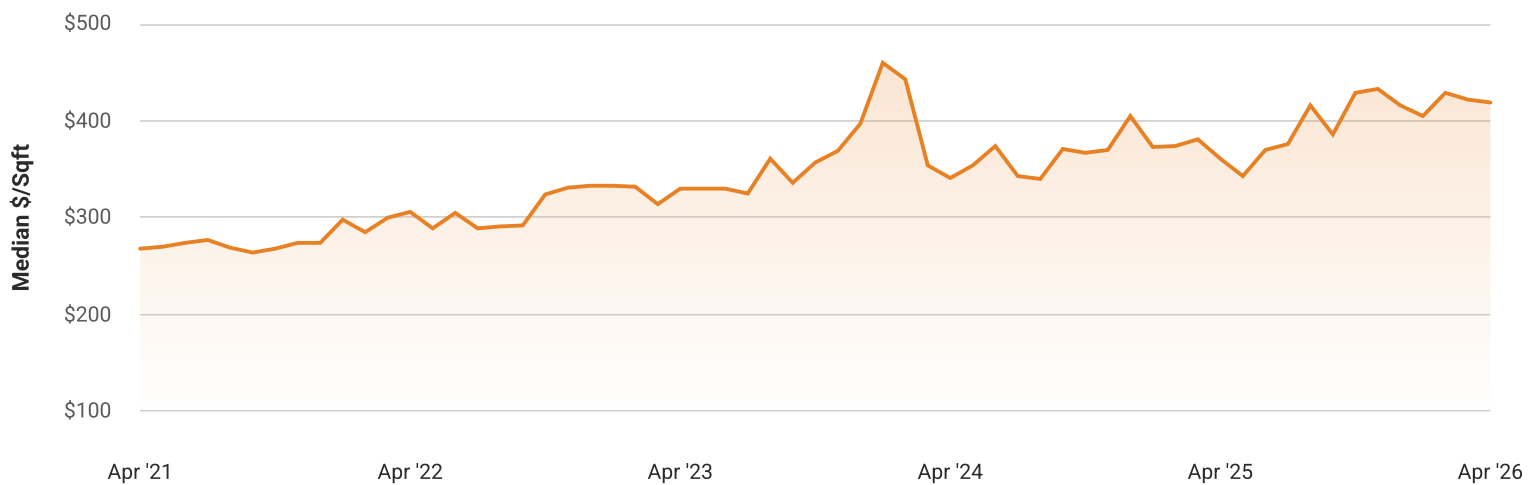
**Median List Price - \$1,149,500**

↓ 2.2% Month over Month



**Median \$/Sqft - \$419**

↓ 0.7% Month over Month



### April 2026 Sold Listings

Ridgefield, CT 06877

Single Family Residence

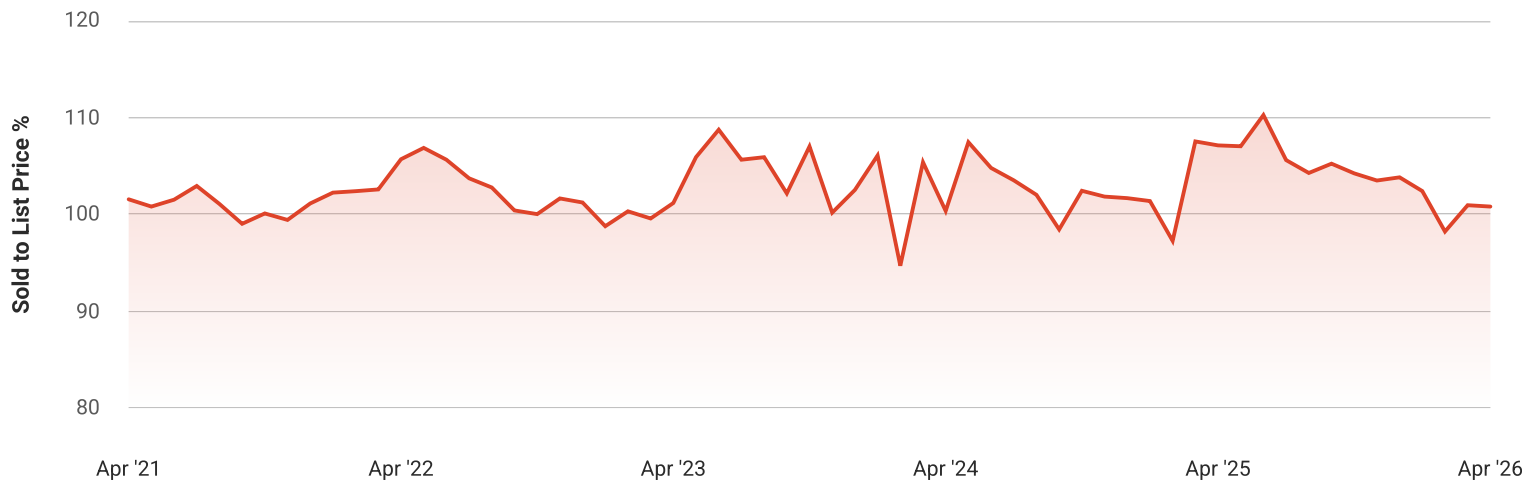
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

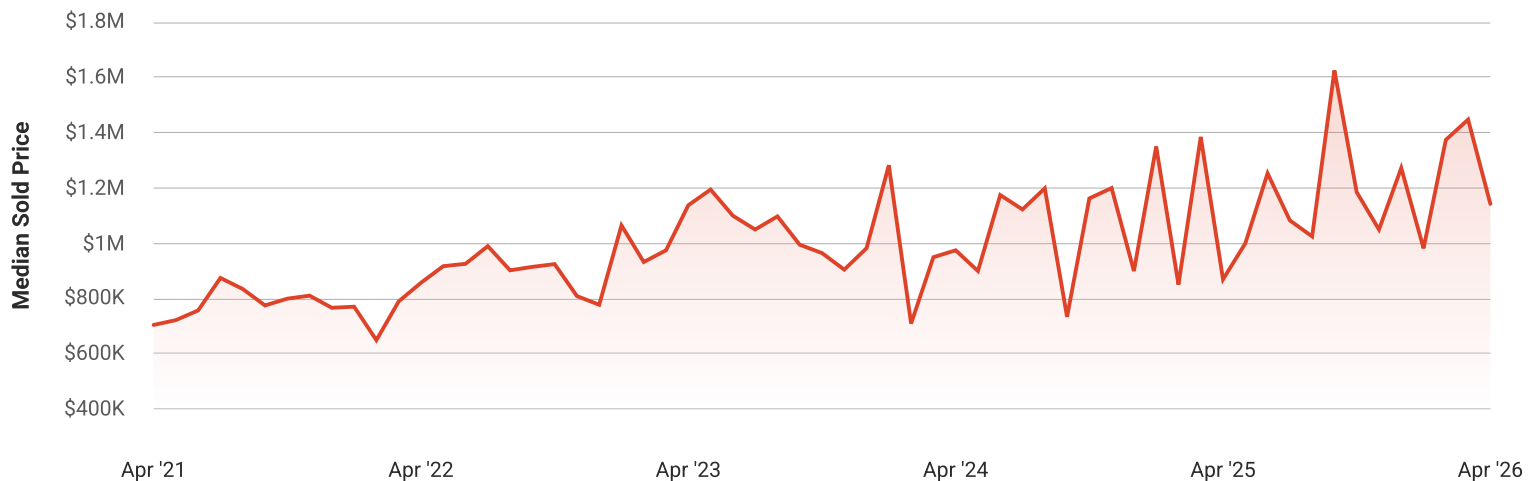
**Avg. List to Sale Price % - 100.82%**

↓ 0.1% Month over Month



**Median Sold Price - \$1,142,500**

↓ 21.1% Month over Month



# 55 Old Sib Rd, Ridgefield, CT 06877

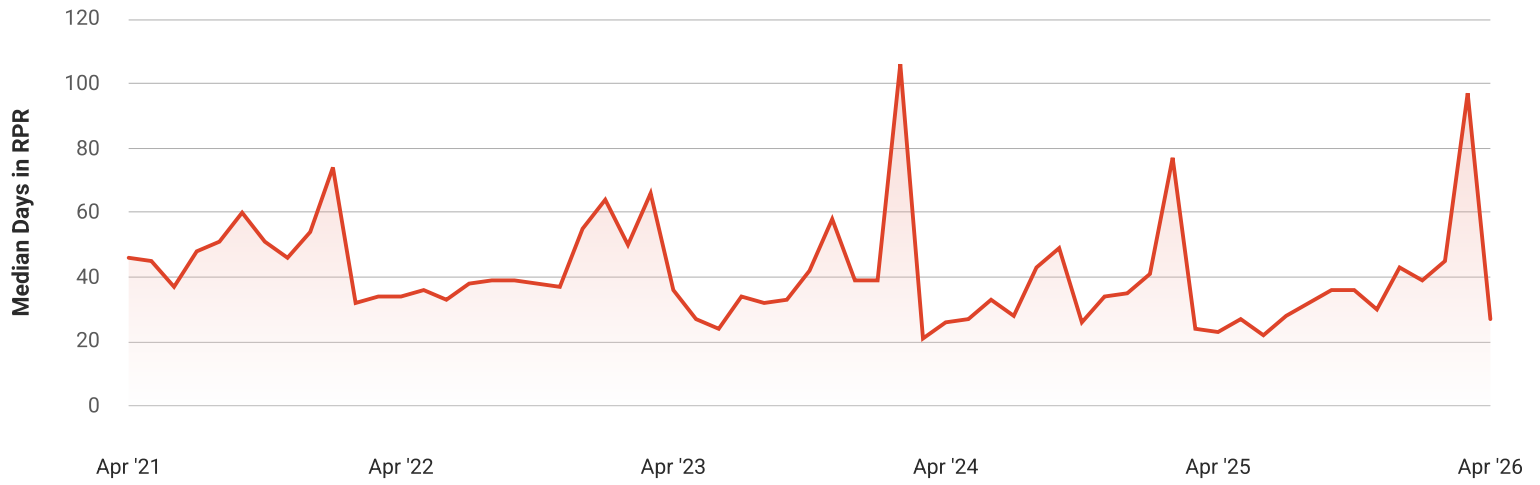
## April 2026 Sold Listings

Ridgefield, CT 06877

Single Family Residence

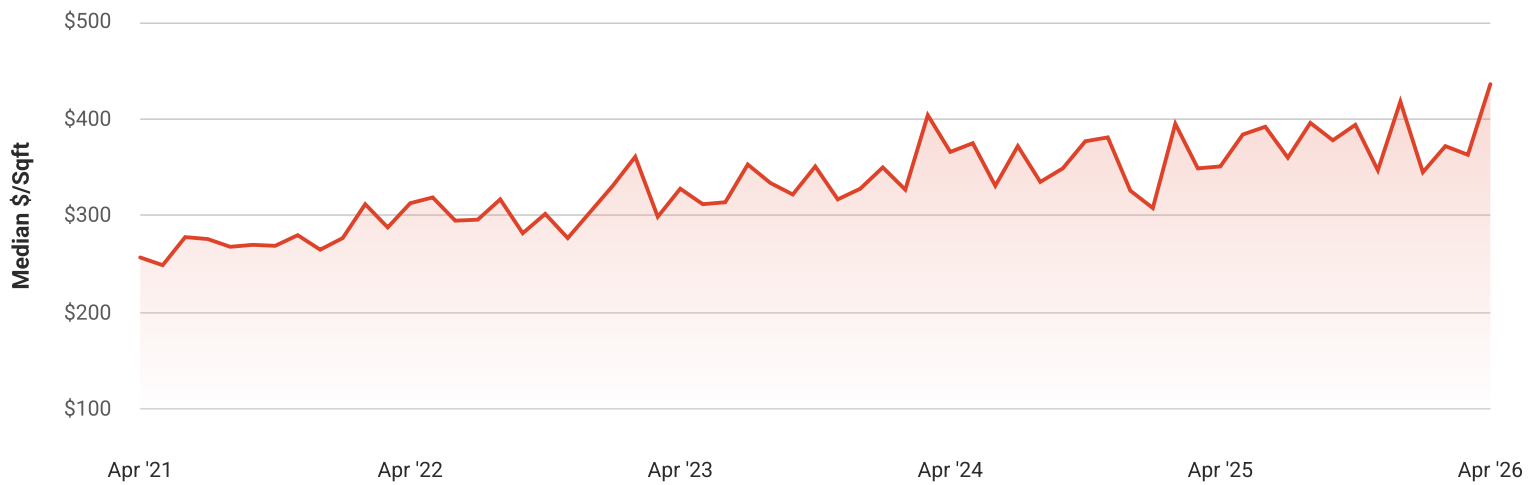
### Median Days in RPR - 27

↓ 72.2% Month over Month



### Median \$/Sqft - \$436

↑ 20.1% Month over Month



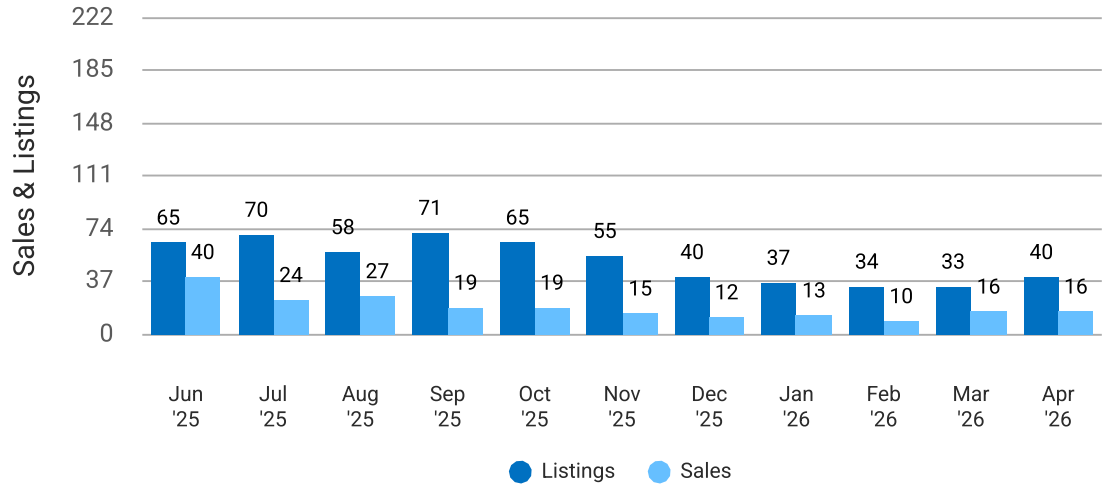
## Total Sales and Active Listings in Ridgefield, CT 06877

### Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



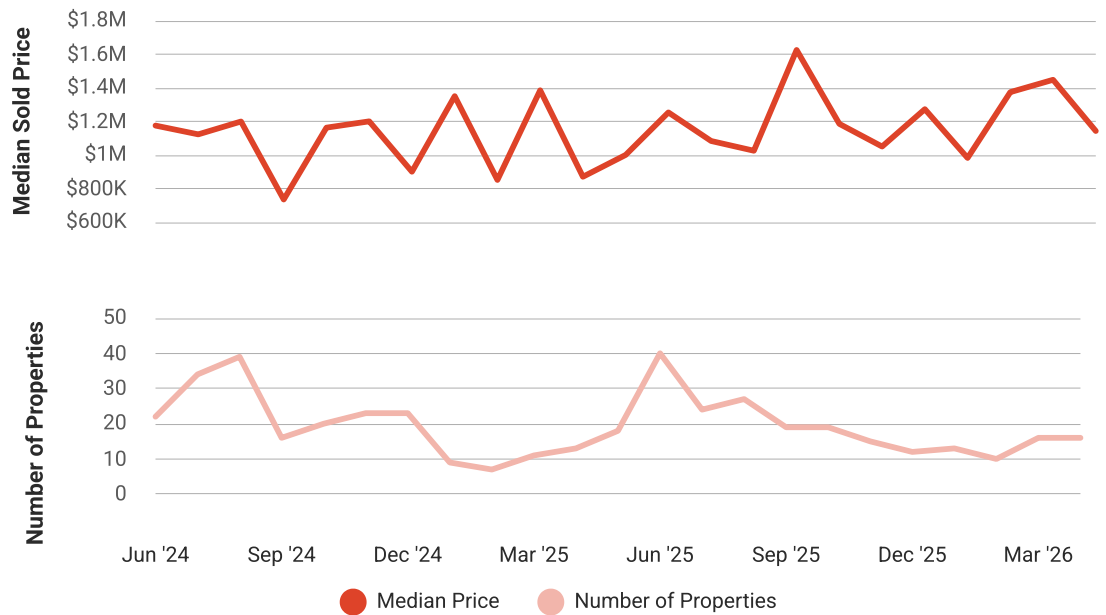
## Median Sold Price vs Sold Listings in Ridgefield, CT 06877

### Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



## Median List Price vs Active Listings in Ridgefield, CT 06877

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



## Neighborhood

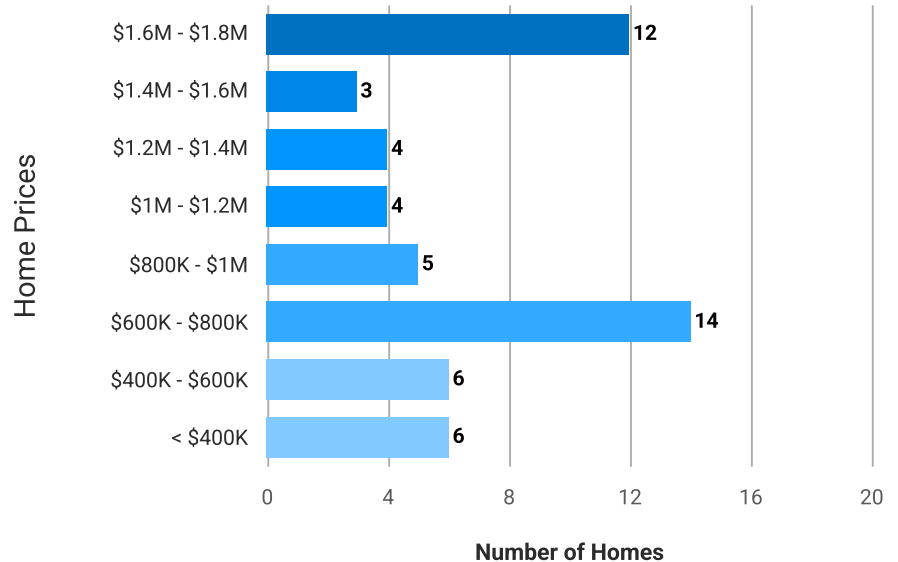
### Sold Home Stats

#### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

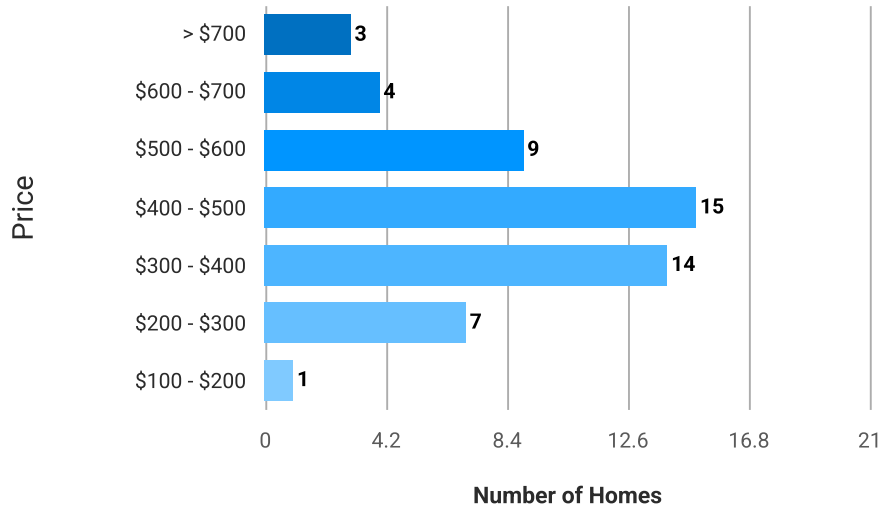


### Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

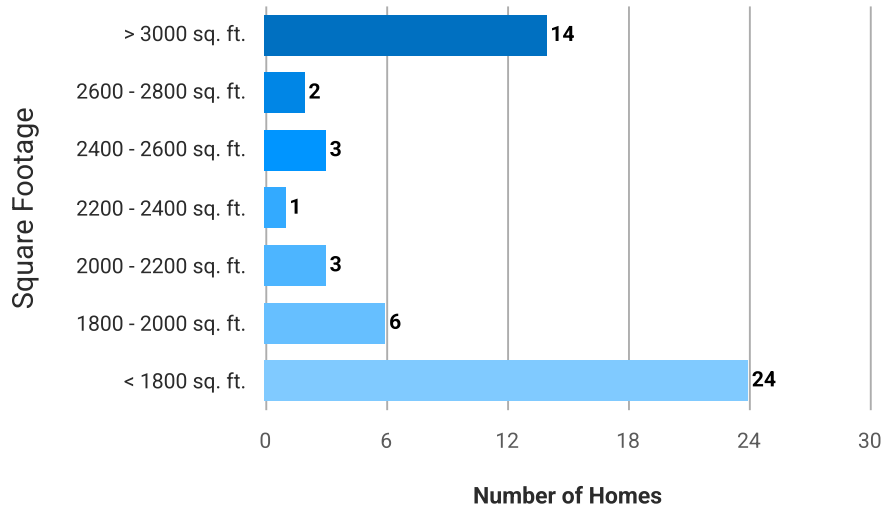


### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

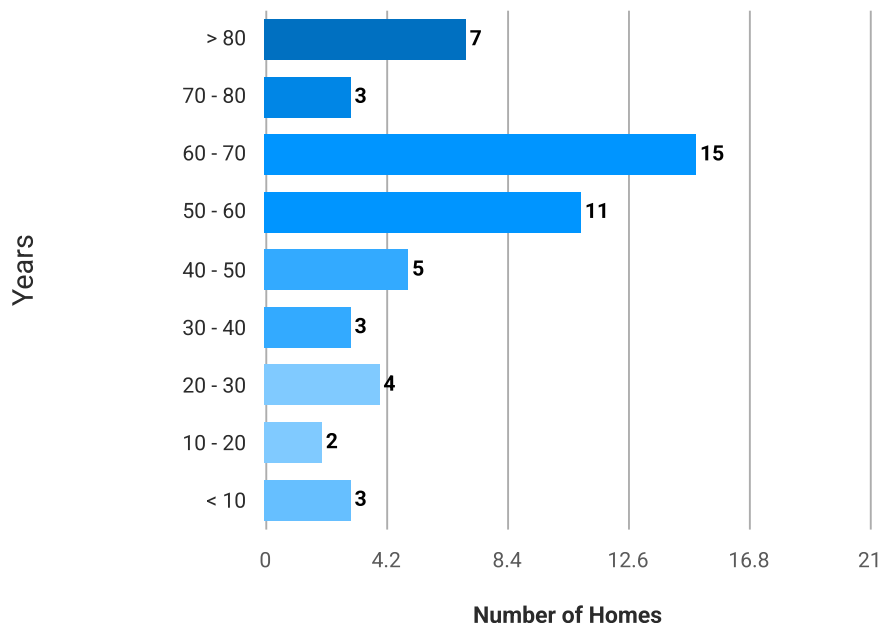


### Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

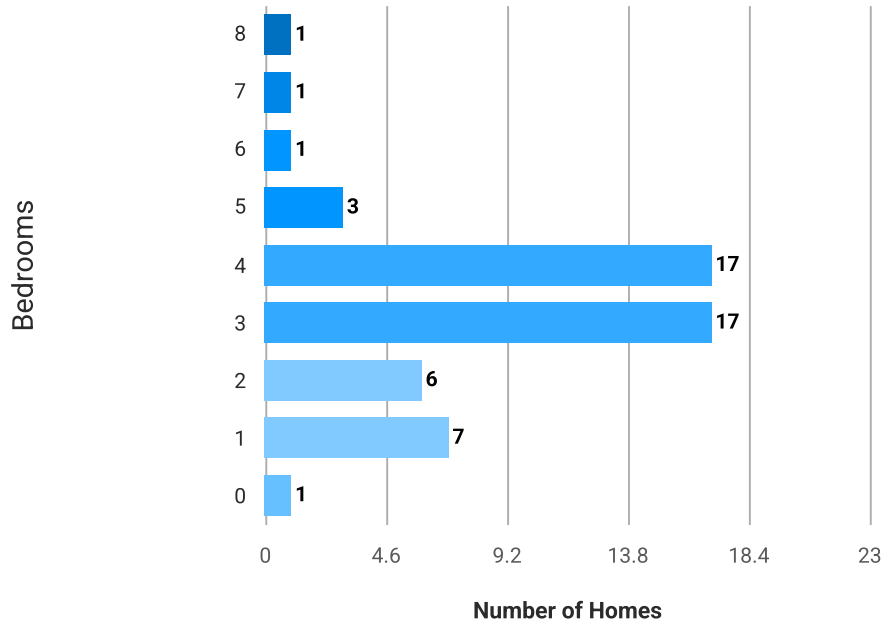


### Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



### About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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