

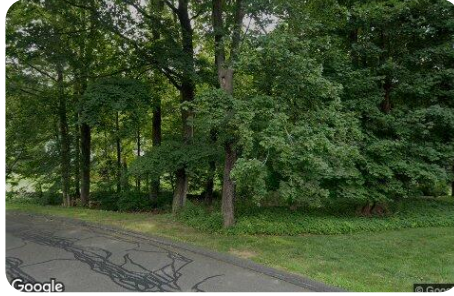
Single Family Residence

RESIDENTIAL

78 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$2,242,875 TopHap Estimate · \$493 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,547 ft²

LIVING AREA

1.72 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

13

ROOMS

VALUATION

\$2.2M

\$2.1M low

\$2.4M high

Last Sale

\$1,200,000 · Oct 1, 2020

Est. Owner Equity

\$1,282,875

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$25,872 (2025)
Assessed Value	\$944,580
Previous Assessed	\$944,580
Assessor Market Value	\$661,206

PROPERTY FACTS

Property Type	Single Family Residence
County	WESTERN CONNECTICUT
Lot (acres)	1.72
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2020	Resale	Warranty Deed	\$1,200,000	\$264	\$960K
Jul 10, 2017	Resale	Warranty Deed	\$985,000	\$217	\$788K
Aug 15, 2013	Financing	Mortgage			\$880K
Jun 25, 2010	Resale	Warranty Deed	\$1,150,000	\$253	\$920K
Jan 18, 2007	Financing	Mortgage			\$300K
Jun 9, 2004	Financing	Mortgage			\$538K
Aug 4, 1998	Financing	Mortgage			\$575K
Jul 2, 1996	Resale	Warranty Deed	\$725,000	\$159	\$580K
Jan 9, 1996	Financing	Mortgage			\$275K
Mar 2, 1994	Financing	Mortgage			\$438K
Aug 21, 1992	Financing	Mortgage			\$438K
Oct 31, 1990	Resale	Grant Deed	\$625,000	\$137	\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	0.9 mi
East Ridge Middle School	Middle	6–8	1.5 mi
Ridgefield High School	High	9–12	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

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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