

Single Family Residence **RESIDENTIAL**

110 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$3,088,052 TopHap Estimate · \$493 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

7

BATHS

6,265 ft²

LIVING AREA

1.65 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

\$3.1M

\$2.8M low

\$3.4M high

Last Sale

\$2,000,000 · Sep 24, 2021

Est. Owner Equity

\$1,388,052

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$38,158 (2025)
Assessed Value	\$1,393,140
Previous Assessed	\$1,393,140
Assessor Market Value	\$975,198

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.65
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck

CLIMATE RISK

1

FLOOD

20

WILDFIRE

60

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 21, 2021	Resale	Warranty Deed	\$2,000,000	\$319	\$1.6M
May 12, 2003	Financing	Mortgage			\$575K
Aug 28, 2002	Financing	Mortgage			\$585K
Mar 26, 2001	Financing	Mortgage			\$612K
Sep 1, 2000	Financing	Mortgage			\$617K
Sep 29, 1997	Financing	Mortgage			\$624K
Aug 16, 1996	Resale	Warranty Deed	\$780,000	\$125	\$624K

Mar 23, 1993	Financing	Mortgage			\$330K
Dec 20, 1990	Non-arms-length	Grant Deed	\$678,000	\$108	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.1 mi
East Ridge Middle School	Middle	6–8	1.7 mi
Ridgefield High School	High	9–12	2.9 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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