

Single Family Residence **RESIDENTIAL**

# 116 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

**\$2,095,341** TopHap Estimate · \$473 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**5.5**

BATHS

**4,430 ft<sup>2</sup>**

LIVING AREA

**1.59 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

## VALUATION

**\$2.1M**

**\$1.9M low**

**\$2.3M high**

Last Sale

**\$755,000 · Aug 24, 1994**

Est. Owner Equity

**\$1,294,516**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$26,994 (2025) |
| Assessed Value        | \$985,530       |
| Previous Assessed     | \$985,530       |
| Assessor Market Value | \$689,871       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 1.59                    |
| 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     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Nov 4, 2013  | Financing         | Mortgage      |           |        | \$150K |
| May 10, 2012 | Recorded document | Warranty Deed | \$1       | \$0    |        |
| Sep 9, 2010  | Financing         | Mortgage      |           |        | \$365K |
| May 3, 2007  | Recorded document | Grant Deed    | \$1       | \$0    |        |
| Aug 3, 2005  | Financing         | Mortgage      |           |        | \$395K |
| Dec 14, 2001 | Financing         | Mortgage      |           |        | \$455K |
| Jan 29, 1998 | Financing         | Mortgage      |           |        | \$523K |
| Jul 10, 1995 | Financing         | Mortgage      |           |        | \$582K |
| Aug 24, 1994 | Resale            | Warranty Deed | \$755,000 | \$170  | \$600K |
| Aug 3, 1994  | Financing         | Mortgage      |           |        | \$220K |
| Nov 23, 1992 | Resale            | Warranty Deed | \$250,000 | \$56   |        |

Mar 26, 1991      Resale      Grant Deed      \$205,000      \$46

## 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<br>CRIME INDEX | 113<br>AIR POLLUTION | 28,200<br>POPULATION | \$170K<br>MEDIAN IN-COME | 51°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

Occupancy      Owner occupied