

Single Family Residence **RESIDENTIAL**

30 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$2,699,037 TopHap Estimate · \$415 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

6,509 ft²

LIVING AREA

1.5 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

13

ROOMS

VALUATION

\$2.7M

\$2.4M low

\$3M high

Last Sale

\$1,085,000 · Aug 1, 2016

Est. Owner Equity

\$1,913,539

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$30,428 (2025)
Assessed Value	\$1,110,900
Previous Assessed	\$1,110,900
Assessor Market Value	\$777,630

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.50
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

1 FLOOD	19 WILDFIRE	60 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
Aug 1, 2016	Resale	Warranty Deed	\$1,085,000	\$167	\$868K
Jul 3, 2013	Financing	Mortgage			\$142K
Apr 29, 2010	Financing	Mortgage			\$100K
May 2, 2003	Financing	Mortgage			\$220K
Jan 10, 1997	Resale	Warranty Deed	\$752,500	\$116	\$207K
Nov 28, 1995	Resale	Warranty Deed	\$737,500	\$113	\$200K
Nov 30, 1993	Financing	Mortgage			\$590K
Jan 14, 1992	Resale	Warranty Deed	\$740,000	\$114	\$592K
Dec 17, 1991	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.0 mi
East Ridge Middle School	Middle	6–8	1.4 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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