

Single Family Residence **RESIDENTIAL**

70 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$2,344,220 TopHap Estimate · \$419 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

5

BATHS

5,591 ft²

LIVING AREA

1.5 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

13

ROOMS

VALUATION

\$2.3M

\$2.2M low

\$2.5M high

Last Sale

\$1,325,000 · Jul 31, 2017

Est. Owner Equity

\$1,284,220

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$26,058 (2025)
Assessed Value	\$951,370
Previous Assessed	\$951,370
Assessor Market Value	\$665,959

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.50
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
Jul 31, 2017	Resale	Warranty Deed	\$1,325,000	\$237	\$1.1M
Feb 14, 2003	Financing	Mortgage			\$537K
Mar 17, 1994	Financing	Mortgage			\$600K
Jun 29, 1992	Resale	Warranty Deed	\$800,000	\$143	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.0 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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