

Single Family Residence **RESIDENTIAL**

18 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$2,051,239 TopHap Estimate · \$425 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

4,831 ft²
LIVING AREA

1.5 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$2.1M

\$1.8M low

\$2.3M high

Last Sale

\$1,390,000 · Apr 24, 2003

Est. Owner Equity

\$794,604

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$25,088 (2025)
Assessed Value	\$915,950
Previous Assessed	\$915,950
Assessor Market Value	\$641,165

PROPERTY FACTS

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

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
May 17, 2013	Financing	Mortgage			\$317K
Dec 3, 2007	Financing	Mortgage			\$300K
Apr 24, 2003	Resale	Warranty Deed	\$1,390,000	\$288	\$865K
Aug 23, 1995	Resale	Warranty Deed	\$810,000	\$168	\$400K
Sep 2, 1993	Resale	Warranty Deed	\$915,000	\$189	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	0.9 mi
East Ridge Middle School	Middle	6–8	1.4 mi

Ridgefield High School	High	9–12	3.2 mi
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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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