

Single Family Residence **RESIDENTIAL**

115 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$1,986,545 TopHap Estimate · \$468 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,247 ft²
LIVING AREA

1.5 ac
LOT SIZE

1990
YEAR BUILT

2
STORIES

11
ROOMS

VALUATION

\$2M

\$1.9M low

\$2M high

Last Sale

\$930,000 · Nov 18, 2019

Est. Owner Equity

\$942,545

Loan-to-Value

60%

TAX & ASSESSMENT

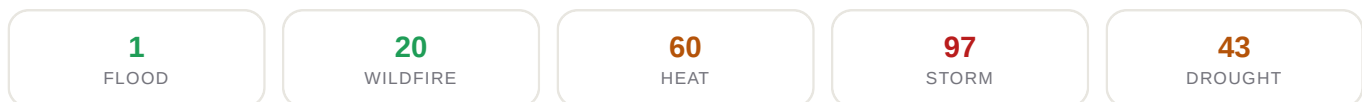
Property Tax	\$25,489 (2025)
Assessed Value	\$930,580
Previous Assessed	\$832,230
Assessor Market Value	\$651,406

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
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2019	Resale	Warranty Deed	\$930,000	\$219	\$744K
Aug 18, 2014	Resale	Warranty Deed	\$1,250,000	\$294	\$938K
Oct 22, 2004	Resale	Warranty Deed	\$1,549,000	\$365	
Oct 22, 2004	Resale	Warranty Deed	\$1,549,000	\$365	
Oct 3, 2002	Financing	Mortgage			\$300K
May 23, 2001	Financing	Mortgage			\$447K
Jun 29, 2000	Resale	Warranty Deed	\$1,060,000	\$250	\$450K

Dec 11, 1998	Resale	Warranty Deed	\$885,000	\$208	\$550K
Jul 30, 1993	Financing	Mortgage			\$395K
Aug 28, 1992	Financing	Mortgage			\$344K
Dec 10, 1990	Resale	Grant Deed	\$654,645	\$154	\$346K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.1 mi
East Ridge Middle School	Middle	6–8	1.6 mi
Ridgefield High School	High	9–12	3.0 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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