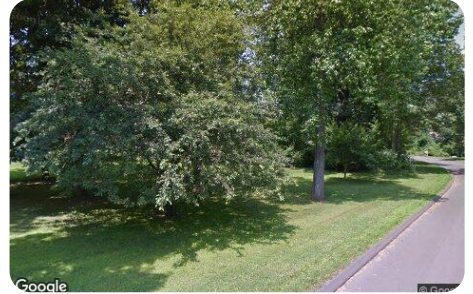


Single Family Residence **RESIDENTIAL**

85 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$2,040,000 TopHap Estimate · \$408 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

5

BATHS

5,005 ft²

LIVING AREA

1.5 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

12

ROOMS

3

PARKING

VALUATION

\$2M

\$2M low

\$2.1M high

Last Sale

\$750,000 · Aug 22, 1994

Est. Owner Equity

\$930,000

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$25,734 (2025)
Assessed Value	\$939,540
Previous Assessed	\$939,540
Assessor Market Value	\$657,678

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	WESTERN CONNECTICUT
Lot (acres)	1.50
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Pool W/Hot Tub/Spa

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2009	Financing	Mortgage			\$591K
Jul 29, 2008	Financing	Mortgage			\$250K
Mar 6, 2006	Financing	Mortgage			\$610K
Nov 14, 2002	Financing	Mortgage			\$300K
Aug 22, 1994	Resale	Warranty Deed	\$750,000	\$150	\$300K
Jul 9, 1991	Financing	Mortgage			\$600K
Apr 23, 1991	Financing	Mortgage			\$63K
Jul 18, 1988	Financing	Mortgage			\$20K

ASSIGNED SCHOOLS

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