

Single Family Residence **RESIDENTIAL**

74 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$1,900,663 TopHap Estimate · \$519 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,664 ft²

LIVING AREA

1.63 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$1.9M

\$1.8M low

\$2M high

Last Sale

\$533,000 · Nov 21, 1991

Est. Owner Equity

\$1,900,663

TAX & ASSESSMENT

Property Tax	\$22,891 (2025)
Assessed Value	\$835,730
Previous Assessed	\$835,730
Assessor Market Value	\$585,011

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.63
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

1

FLOOD

20

WILDFIRE

60

HEAT

97

STORM

43

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2019	Resale	Warranty Deed	\$1,050,000	\$287	
Nov 12, 2013	Financing	Mortgage			\$50K
Sep 21, 2011	Financing	Mortgage			\$275K
Jun 30, 2011	Recorded document	Grant Deed	\$1	\$0	
Jun 13, 2003	Financing	Mortgage			\$391K
Jan 13, 1997	Financing	Mortgage			\$100K
Mar 31, 1993	Financing	Mortgage			\$488K

Nov 21, 1991	Financing	Mortgage			\$75K
Nov 21, 1991	Resale	Grant Deed	\$533,000	\$145	\$400K
Jun 17, 1991	Financing	Mortgage			\$360K
Jun 13, 1991	Resale	Warranty Deed	\$235,000	\$64	\$360K

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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