

Single Family Residence **RESIDENTIAL**

65 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$2,656,441 TopHap Estimate · \$432 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

6

BATHS

6,143 ft²

LIVING AREA

1.5 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

13

ROOMS

VALUATION

\$2.7M

\$2.4M low

\$2.9M high

Last Sale

\$1,200,000 · Oct 12, 2016

Est. Owner Equity

\$2,055,441

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$28,292 (2025)
Assessed Value	\$1,032,920
Previous Assessed	\$1,032,920
Assessor Market Value	\$723,044

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	Pool W/Hot Tub/Spa

CLIMATE RISK

1 FLOOD	20 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
Aug 2, 2023	Quitclaim	Quit Claim Transfer			
Oct 12, 2016	Resale	Warranty Deed	\$1,200,000	\$195	\$601K
Oct 1, 2013	Financing	Mortgage			\$1.1M
Dec 27, 2012	Financing	Mortgage			\$300K
Oct 19, 2012	Financing	Mortgage			\$601K
Oct 22, 1992	Financing	Mortgage			\$625K
May 10, 1991	Resale	Warranty Deed	\$944,154	\$154	\$625K

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	3.1 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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