

Single Family Residence **RESIDENTIAL**

25 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$1,841,379 TopHap Estimate · \$413 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,454 ft²

LIVING AREA

1.5 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.8M

\$1.8M low

\$1.9M high

Last Sale

\$1,035,000 · Aug 11, 2016

Est. Owner Equity

\$774,379

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$20,941 (2025)
Assessed Value	\$764,540
Previous Assessed	\$764,540
Assessor Market Value	\$535,178

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)

Deck

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	\$/FT²	LOAN
Aug 11, 2016	Resale	Warranty Deed	\$1,035,000	\$232	\$828K
Apr 7, 2006	Resale	Warranty Deed	\$1,650,000	\$370	\$1M
Apr 5, 2005	Resale	Warranty Deed	\$1,400,000	\$314	\$1.1M
Nov 22, 2002	Financing	Mortgage			\$581K
Jan 31, 2001	Financing	Mortgage			\$569K
Aug 29, 1996	Resale	Warranty Deed	\$765,000	\$172	\$599K
Jan 11, 1996	Financing	Mortgage			\$640K
Jan 18, 1995	Resale	Warranty Deed	\$800,000	\$180	\$640K

Aug 31, 1992	Financing	Mortgage			\$200K
Jun 4, 1990	Resale	Grant Deed	\$840,000	\$189	\$185K
Mar 16, 1990	Resale	Grant Deed	\$630,000	\$141	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.0 mi
East Ridge Middle School	Middle	6–8	1.4 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	Absentee owner
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