

Single Family Residence **RESIDENTIAL**

103 NORRANS RIDGE DR

RIDGEFIELD, CT 06877

\$2,256,184 TopHap Estimate · \$499 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,521 ft²

LIVING AREA

1.51 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$2.3M

\$2.2M low

\$2.3M high

Last Sale

\$1,205,000 · Oct 14, 2020

Est. Owner Equity

\$1,116,284

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$28,967 (2025)
Assessed Value	\$1,057,560
Previous Assessed	\$918,680
Assessor Market Value	\$740,292

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.51
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

41 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
Oct 5, 2020	Resale	Warranty Deed	\$1,205,000	\$267	\$964K
Mar 20, 2012	Financing	Mortgage			\$140K
Oct 19, 2010	Financing	Mortgage			\$709K
Nov 9, 2009	Financing	Mortgage			\$708K
Jan 15, 2008	Recorded document	Grant Deed	\$1	\$0	
Jan 30, 1991	Resale	Warranty Deed	\$615,000	\$136	\$260K
Jan 30, 1991	Financing	Mortgage			\$27K

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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