

Single Family Residence **RESIDENTIAL**

306 COLONY RIDGE CT

RIDGELAND, MS 39157

\$341,434 TopHap Estimate · \$127 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,680 ft²

LIVING AREA

1998

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$341K

\$320K low

\$363K high

Est. Owner Equity

\$105,870

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$1,938 (2025)
Assessed Value	\$20,771
Previous Assessed	\$20,771
Assessor Market Value	\$207,710

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	None
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 320 ft²

Patio · 320 ft²

CLIMATE RISK

45 FLOOD	12 WILDFIRE	99 HEAT	75 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2018	Financing	Warranty Deed			\$242K
Jan 25, 2013	Recorded document	Warranty Deed			
Jan 25, 2013	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Town Middle School	Middle	6–8	0.3 mi
Ridgeland High School	High	9–12	0.7 mi
Ann Smith Elementary School	Elementary	PK–2	1.3 mi

District: Madison County 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 39157

109 CRIME INDEX	84 AIR POLLUTION	25,907 POPULATION	\$88K MEDIAN IN-COME	64°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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