

Single Family Residence **RESIDENTIAL**

175 W WASHINGTON ST

RIDGELAND, MS 39157

\$89,262 TopHap Estimate · \$82 / ft² · confidence 65 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,088 ft²

LIVING AREA

0.3 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$89K

\$58K low

\$121K high

Last Sale

\$156,300 · May 29, 2026

Est. Owner Equity

\$89,262

TAX & ASSESSMENT

Property Tax	\$688 (2025)
Assessed Value	\$6,383
Previous Assessed	\$6,383
Assessor Market Value	\$42,550

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.30
Roof	Asphalt
Cooling	Central
Pool	No

Patio · 105 ft²

CLIMATE RISK

46
FLOOD

19
WILDFIRE

99
HEAT

75
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2026	Non-arms-length	Warranty Deed	\$156,300	\$144	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Town Middle School	Middle	6–8	0.5 mi
Ann Smith Elementary School	Elementary	PK–2	0.9 mi
Ridgeland High School	High	9–12	1.0 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------