

Single Family Residence **RESIDENTIAL**

602 CHARMANT PL

RIDGELAND, MS 39157

\$256,174 TopHap Estimate · \$133 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,919 ft²
LIVING AREA

3,111 ft²
LOT SIZE

2003
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$256K

\$241K low

\$271K high

Last Sale

\$187,500 · Feb 20, 2026

Est. Owner Equity

\$106,174

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$915 (2025)
Assessed Value	\$16,558
Previous Assessed	\$16,558
Assessor Market Value	\$165,580

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.07
Roof	Asphalt
Cooling	Central
Pool	No

Patio · 70 ft²

CLIMATE RISK

59
FLOOD

12
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	\$/FT²	LOAN
Feb 7, 2007	Recorded document	Grant Deed			
Oct 27, 2004	Recorded document	Grant Deed			
Oct 22, 2004	Quitclaim	Quit Claim Transfer			
Apr 15, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ann Smith Elementary School	Elementary	PK–2	0.8 mi
Old Town Middle School	Middle	6–8	2.0 mi
Ridgeland High School	High	9–12	2.6 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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