

Single Family Residence **RESIDENTIAL**

# 504 CHARMANT PL

RIDGELAND, MS 39157

**\$254,732** TopHap Estimate · \$133 / ft² · confidence 94 · as of Jul 14, 2026



**1,919 ft²**  
LIVING AREA

**2005**  
YEAR BUILT

## VALUATION

**\$255K**

\$239K low

\$270K high

Est. Owner Equity

**\$254,732**

## 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                    |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | None                       |
| Cooling       | Central                    |
| Pool          | No                         |

Patio · 70 ft²

## CLIMATE RISK

**45**  
FLOOD

**12**  
WILDFIRE

**99**  
HEAT

**75**  
STORM

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------------|-------|--------|------|
| Mar 4, 2005  | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>25,907</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|