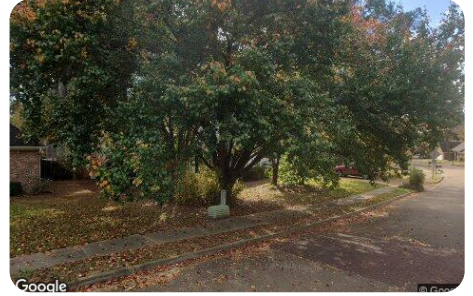


Single Family Residence **RESIDENTIAL**

404 FOREST LN

RIDGELAND, MS 39157

\$259,212 TopHap Estimate · \$118 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,189 ft²

LIVING AREA

1996

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$259K

\$230K low

\$289K high

Est. Owner Equity

\$259,212

TAX & ASSESSMENT

Property Tax	\$2,842 (2025)
Assessed Value	\$26,373
Previous Assessed	\$26,373
Assessor Market Value	\$175,820

PROPERTY FACTS

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

CLIMATE RISK

22
FLOOD

26
WILDFIRE

99
HEAT

75
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 2024	Financing	Warranty Deed			
Dec 20, 2019	Quitclaim	Quit Claim Transfer			
Dec 20, 2019	Quitclaim	Quit Claim Transfer			
Nov 29, 2019	Recorded document	Grant Deed			
Aug 21, 2006	Recorded document	Grant Deed			
Apr 7, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ann Smith Elementary School	Elementary	PK–2	0.3 mi
Old Town Middle School	Middle	6–8	1.3 mi
Ridgeland High School	High	9–12	1.8 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	Absentee owner
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