

Single Family Residence

RESIDENTIAL

535 SYCAMORE CIR

RIDGELAND, MS 39157

\$184,206 TopHap Estimate · \$105 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,760 ft²

LIVING AREA

1975

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$184K

\$176K low

\$193K high

Est. Owner Equity

\$94,106

Loan-to-Value

48%

TAX & ASSESSMENT

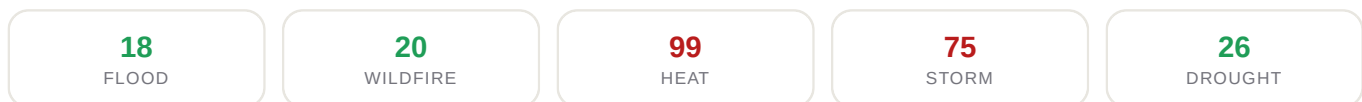
Property Tax	\$740 (2025)
Assessed Value	\$9,654
Previous Assessed	\$9,654
Assessor Market Value	\$96,540

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	None
Cooling	Central
Fireplace	Yes

Patio · 198 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2026	Financing	Special Warranty Deed			\$90K
Feb 12, 2018	Quitclaim	Quit Claim Transfer			
Jun 27, 2012	Financing	Warranty Deed			\$98K
Apr 19, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ann Smith Elementary School	Elementary	PK–2	0.7 mi
Old Town Middle School	Middle	6–8	1.7 mi
Ridgeland High School	High	9–12	2.4 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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