

Single Family Residence **RESIDENTIAL**

16 ROSELAND FOREST DR

NATCHEZ, MS 39120

\$52,700 TopHap Estimate · \$82 / ft² · confidence 92 · as of Jul 14, 2026

1

BATHS

640 ft²

LIVING AREA

1.2 ac

LOT SIZE

1977

YEAR BUILT

4

ROOMS

VALUATION

\$53K

\$48K low

\$57K high

Est. Owner Equity

\$0

Loan-to-Value

381%

TAX & ASSESSMENT

Property Tax

\$253 (2025)

Assessed Value

\$3,094

Previous Assessed

\$2,345

Assessor Market Value

\$30,940

PROPERTY FACTS

Property Type	Single Family Residence
County	Adams
Lot (acres)	1.20
Roof	Metal
Heating	None

Deck · 150 ft²

Shed · 429 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2025	Quitclaim	Quit Claim Transfer			
Jun 9, 2025	Financing	Warranty Deed			\$175K
Jan 3, 2025	Financing	Warranty Deed			
Sep 4, 2012	Resale	Warranty Deed	\$35,000	\$55	\$36K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Natchez High School	High	9–12	6.4 mi

District: Natchez-Adams 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 39120

109 CRIME INDEX	103 AIR POLLUTION	28,272 POPULATION	\$44K MEDIAN IN-COME	66°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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