

Single Family Residence **RESIDENTIAL**

MS

\$165,084 TopHap Estimate · \$112 / ft² · confidence 85 · as of Jul 14, 2026

1
BATHS

1,476 ft²
LIVING AREA

123 ac
LOT SIZE

1945
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$165K

\$140K low

\$190K high

Est. Owner Equity

\$165,084

TAX & ASSESSMENT

Property Tax	\$660 (2025)
Assessed Value	\$5,702
Previous Assessed	\$10,910
Assessor Market Value	\$38,010

PROPERTY FACTS

Property Type	Single Family Residence
County	Simpson
Lot (acres)	123.00
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Gravity
Fireplace	Yes

Shed · 4,000 ft²

CLIMATE RISK

92 FLOOD	42 WILDFIRE	96 HEAT	81 STORM	9 DROUGHT
-------------	----------------	------------	-------------	--------------

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Simpson Central School	Elementary	KG–8	1.3 mi
Mendenhall High School	High	7–12	12.8 mi

District: Simpson 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.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------