

Single Family Residence **RESIDENTIAL**

FOREST, MS 39074

**\$126,585** TopHap Estimate · \$101 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**1,258 ft<sup>2</sup>**  
LIVING AREA

**0.5 ac**  
LOT SIZE

**1965**  
YEAR BUILT

**5**  
ROOMS

## VALUATION

**\$127K**

\$121K low

\$132K high

Est. Owner Equity

**\$126,585**

## TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$976 (2025)</b> |
| Assessed Value    | <b>\$7,980</b>      |
| Previous Assessed | <b>\$7,980</b>      |

Assessor Market Value

\$53,200

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SCOTT                   |
| Lot (acres)   | 0.50                    |
| Roof          | Metal                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Pool          | No                      |

Deck • 216 ft²

## CLIMATE RISK

**1**  
FLOOD

**36**  
WILDFIRE

**95**  
HEAT

**87**  
STORM

**9**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Scott Central Attendance Center | Elementary | KG–12  | 4.4 mi   |

District: Scott 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 39074**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>120</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>14,289</b><br>POPULATION | <b>\$44K</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>Absentee owner</b> |
|-----------|-----------------------|