

Single Family Residence

**RESIDENTIAL**

# 104 ROCKINGHAM CIR

RIDGELAND, MS 39157

**\$798,864** TopHap Estimate · \$184 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**4,340 ft<sup>2</sup>**

LIVING AREA

**1993**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

## VALUATION

**\$799K**

\$756K low

\$842K high

Est. Owner Equity

**\$798,864**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,108 (2025) |
| Assessed Value        | \$49,705       |
| Previous Assessed     | \$49,705       |
| Assessor Market Value | \$497,050      |

## PROPERTY FACTS

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

Patio · 719 ft²

## CLIMATE RISK

12  
FLOOD

28  
WILDFIRE

99  
HEAT

76  
STORM

26  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE              | DEED       | PRICE | \$/FT² | LOAN |
|-------------|-------------------|------------|-------|--------|------|
| Aug 6, 2004 | Recorded document | Grant Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Old Town Middle School      | Middle     | 6–8    | 1.3 mi   |
| Ridgeland High School       | High       | 9–12   | 1.7 mi   |
| Ann Smith Elementary School | Elementary | PK–2   | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>25,907</b><br>POPULATION | <b>\$88K</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>Owner occupied</b> |
|-----------|-----------------------|