

Single Family Residence **RESIDENTIAL**

206 RIVER CV

JACKSON, MS 39211

\$154,622 TopHap Estimate · \$103 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,506 ft²

LIVING AREA

0.46 ac

LOT SIZE

1972

YEAR BUILT

VALUATION

\$155K

\$134K low

\$175K high

Est. Owner Equity

\$0

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$2,416 (2025)
Assessed Value	\$12,434
Previous Assessed	\$12,254
Assessor Market Value	\$82,890

PROPERTY FACTS

Property Type	Single Family Residence
County	Hinds
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Patio · 100 ft²

CLIMATE RISK

94 FLOOD	33 WILDFIRE	99 HEAT	70 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2025	Financing	Warranty Deed			\$156K
Apr 22, 2021	Financing	Warranty Deed			
Jul 28, 2008	Recorded document	Grant Deed			
Feb 14, 2007	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McLeod Elementary School	Elementary	PK–5	1.2 mi
Murrah High School	High	9–12	5.3 mi
Wells Apac Elementary School	Middle	4–5	5.4 mi

District: Jackson Public 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 39211

72 CRIME INDEX	84 AIR POLLUTION	22,871 POPULATION	\$82K MEDIAN IN-COME	64°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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