

Single Family Residential **RESIDENTIAL**

# 802 RUTLAND DR

SOUTHAVEN, MS 38671

**\$249,388** TopHap Estimate · \$125 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1,999 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$249K**

\$238K low

\$261K high

Est. Owner Equity

**\$249,388**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$528 (2025) |
| Assessed Value        | \$11,792     |
| Previous Assessed     | \$11,792     |
| Assessor Market Value | \$117,918    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residential  |
| County        | DeSoto                     |
| Lot (acres)   | 0.23                       |
| Construction  | Brick                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Shingle                    |
| Heating       | None                       |
| Pool          | No                         |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                   | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|------------------------|-------|--------------------|------|
| Oct 3, 2025 | Financing | Transfer On Death Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Greenbrook Elementary School | Elementary | KG–2   | 1.4 mi   |
| Southaven High School        | High       | 9–12   | 2.0 mi   |
| Southaven Middle School      | Middle     | 6–8    | 2.1 mi   |

District: Desoto 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 38671

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>128</b><br>AIR POLLUTION | <b>37,148</b><br>POPULATION | <b>\$68K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|