

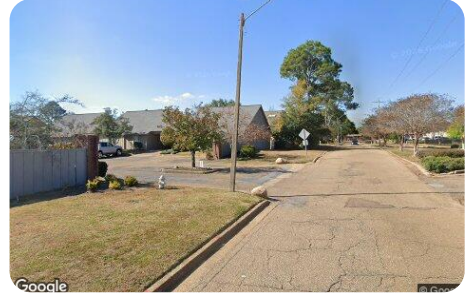
Condominium

**RESIDENTIAL**

# 413 RIVER PL

JACKSON, MS 39211

**\$142,417** TopHap Estimate · \$97 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,463 ft<sup>2</sup>**

LIVING AREA

**1986**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$142K**

\$135K low

\$150K high

Est. Owner Equity

**\$31,736**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,674 (2025) |
| Assessed Value        | \$14,153       |
| Previous Assessed     | \$9,940        |
| Assessor Market Value | \$101,570      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Condominium                |
| County        | Hinds                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Pool          | Yes                        |

Patio · 150 ft²

## CLIMATE RISK

**1**  
FLOOD

**1**  
WILDFIRE

**99**  
HEAT

**70**  
STORM

**9**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Oct 28, 2021 | Financing         | Warranty Deed |       |        | \$111K |
| Sep 27, 2002 | Recorded document | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| McLeod Elementary School     | Elementary | PK–5   | 1.5 mi   |
| Murrah High School           | High       | 9–12   | 5.5 mi   |
| Wells Apac Elementary School | Middle     | 4–5    | 5.6 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>22,871</b><br>POPULATION | <b>\$82K</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> |
|-----------|-----------------------|