

Single Family Residence

RESIDENTIAL

956 ROCK RANCH RD

CARRIERE, MS 39426

\$511,800 TopHap Estimate · \$230 / ft² · confidence 87 · as of Jul 14, 2026



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BATHS

2,230 ft²

LIVING AREA

18.21 ac

LOT SIZE

2006

YEAR BUILT

VALUATION

\$512K

\$446K low

\$578K high

Est. Owner Equity

\$219,800

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,006 (2024)
Assessed Value	\$26,071
Previous Assessed	\$22,280
Assessor Market Value	\$247,690

PROPERTY FACTS

Property Type	Single Family Residence
Style	Mobile/Manufactured
County	Pearl River
Lot (acres)	18.21
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Pool	No

Shed · 1,200 ft²

Patio · 454 ft²

CLIMATE RISK

43
FLOOD

39
WILDFIRE

96
HEAT

71
STORM

2
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pearl River Central Junior High School	Middle	6–8	3.1 mi
Pearl River Central High School	High	9–12	3.2 mi
Pearl River Central Elementary School	Elementary	PK–5	4.0 mi

District: Pearl River County School District



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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 39426

86 CRIME INDEX	87 AIR POLLUTION	18,390 POPULATION	\$71K MEDIAN IN-COME	67°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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