

Single Family Residence

RESIDENTIAL

270 ROCK RANCH RD

PICAYUNE, MS 39466

\$446,973 TopHap Estimate · \$201 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

2,225 ft²

LIVING AREA

5.16 ac

LOT SIZE

2020

YEAR BUILT

VALUATION

\$447K

\$395K low

\$499K high

Last Sale

\$35,000 · May 13, 2019

Est. Owner Equity

\$446,973

TAX & ASSESSMENT

Property Tax	\$1,579 (2024)
Assessed Value	\$22,862
Previous Assessed	\$20,585
Assessor Market Value	\$228,130

PROPERTY FACTS

Property Type	Single Family Residence
County	Pearl River
Lot (acres)	5.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 192 ft²

CLIMATE RISK

1
FLOOD

46
WILDFIRE

96
HEAT

68
STORM

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2019	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Picayune Memorial High School	High	9–12	6.6 mi
Picayune Junior High School	Middle	7–8	6.7 mi

District: Picayune 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 39466

121 CRIME INDEX	88 AIR POLLUTION	28,776 POPULATION	\$51K 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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