

Single Family Residence

RESIDENTIAL

312 ROCK RANCH RD

PICAYUNE, MS 39466

\$405,829 TopHap Estimate · \$204 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,988 ft²

LIVING AREA

2.35 ac

LOT SIZE

2021

YEAR BUILT

VALUATION

\$406K

\$366K low

\$446K high

Est. Owner Equity

\$405,829

TAX & ASSESSMENT

Property Tax

\$2,512 (2024)

Assessed Value

\$24,038

Previous Assessed	\$24,038
Assessor Market Value	\$229,120

PROPERTY FACTS

Property Type	Single Family Residence
County	Pearl River
Lot (acres)	2.35
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Forced Air
Cooling	Yes
Pool	No

Shed · 1,500 ft²

CLIMATE RISK

53

FLOOD

49

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
Dec 1, 2023	Financing	Intrafamily Transfer			
Sep 25, 2020	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Picayune Memorial High School	High	9–12	6.7 mi
Picayune Junior High School	Middle	7–8	6.8 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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