

Single Family Residence

**RESIDENTIAL**

# 877 ROCK RANCH RD

CARRIERE, MS 39426

**\$352,714** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BATHS

**1,701 ft<sup>2</sup>**

LIVING AREA

**1.16 ac**

LOT SIZE

**2018**

YEAR BUILT

## VALUATION

**\$353K**

**\$319K low**

**\$386K high**

Est. Owner Equity

**\$352,714**

## TAX & ASSESSMENT

Property Tax

**\$1,545 (2024)**

Assessed Value

**\$14,557**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$13,078  |
| Assessor Market Value | \$145,550 |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Pearl River                |
| Lot (acres)   | 1.16                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Pool          | No                         |

Patio · 128 ft²

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 44<br>WILDFIRE | 96<br>HEAT | 71<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Sep 13, 2023 | Financing | Intrafamily Transfer |       |        |      |
| Oct 4, 2018  | Financing | Warranty Deed        |       |        |      |

## 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   | 3.1 mi   |
| Pearl River Central Elementary School  | Elementary | PK–5   | 4.3 mi   |

District: Pearl River 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 39426

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>18,390</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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