

Single Family Residence **RESIDENTIAL**

309 RIVER RIDGE BLVD

PEARL, MS 39208

\$218,760 TopHap Estimate · \$116 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,886 ft²

LIVING AREA

0.25 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$219K

\$208K low

\$230K high

Est. Owner Equity

\$0

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$1,984 (2025)
Assessed Value	\$17,922
Previous Assessed	\$17,922
Assessor Market Value	\$179,220

PROPERTY FACTS

Property Type	Single Family Residence
County	RANKIN
Lot (acres)	0.25
Roof	Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

37
FLOOD

32
WILDFIRE

99
HEAT

72
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2022	Financing	Warranty Deed			\$224K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pearl Junior High School	Middle	6–8	1.7 mi
Pearl Lower Elementary School	Elementary	PK–1	1.9 mi
Pearl High School	High	9–12	2.1 mi

District: Pearl 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 39208

109 CRIME INDEX	87 AIR POLLUTION	31,214 POPULATION	\$65K MEDIAN IN-COME	64°F AVG TEMP	61% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------