

Single Family Residence

**RESIDENTIAL**

# 136 ROCK RANCH RD

PICAYUNE, MS 39466

**\$463,765** TopHap Estimate · \$194 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**2,391 ft<sup>2</sup>**

LIVING AREA

**5.39 ac**

LOT SIZE

**2023**

YEAR BUILT

## VALUATION

**\$464K**

**\$430K low**

**\$498K high**

Est. Owner Equity

**\$463,765**

## TAX & ASSESSMENT

Property Tax

**\$2,310 (2024)**

Assessed Value

**\$22,309**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$22,309  |
| Assessor Market Value | \$222,660 |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Pearl River                |
| Lot (acres)   | 5.39                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Metal                      |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 45<br>WILDFIRE | 96<br>HEAT | 70<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------|-------|--------------------|------|
| May 31, 2022 | Financing | Warranty Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL  | GRADES | DISTANCE |
|-------------------------------|--------|--------|----------|
| Picayune Memorial High School | High   | 9–12   | 6.4 mi   |
| Picayune Junior High School   | Middle | 7–8    | 6.5 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>121</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>28,776</b><br>POPULATION | <b>\$51K</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> |
|-----------|-----------------------|