

Single Family Residence

RESIDENTIAL

491 RIVERBEND DR

BYRAM, MS 39272

\$176,684 TopHap Estimate · \$117 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,507 ft²

LIVING AREA

1995

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$177K

\$165K low

\$188K high

Est. Owner Equity

\$22,528

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,089 (2025)
Assessed Value	\$13,271
Previous Assessed	\$12,872
Assessor Market Value	\$88,470

PROPERTY FACTS

Property Type	Single Family Residence
County	Hinds
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Patio · 150 ft²

CLIMATE RISK

25
FLOOD

38
WILDFIRE

99
HEAT

84
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2022	Financing	Warranty Deed			\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gary Road Elementary School	Elementary	PK–2	3.2 mi
Byram Middle School	Middle	6–8	4.0 mi
Terry High School	High	9–12	7.7 mi

District: Hinds 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 39272

51 CRIME INDEX	92 AIR POLLUTION	11,661 POPULATION	\$75K MEDIAN IN-COME	65°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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