

Single Family Residence **RESIDENTIAL**

445 RIVERBEND DR

BYRAM, MS 39272

\$163,341 TopHap Estimate · \$118 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,379 ft²

LIVING AREA

1996

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$163K

\$154K low

\$173K high

Est. Owner Equity

\$163,341

TAX & ASSESSMENT

Property Tax	\$1,990 (2025)
Assessed Value	\$12,641
Previous Assessed	\$12,248
Assessor Market Value	\$84,270

PROPERTY FACTS

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

Patio · 180 ft²

CLIMATE RISK

25 FLOOD	39 WILDFIRE	99 HEAT	84 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2021	Financing	Warranty Deed			
Oct 29, 2015	Recorded document	Grant Deed			
Jul 22, 2011	Recorded document	Grant Deed			
Sep 30, 1999	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gary Road Elementary School	Elementary	PK–2	3.1 mi
Byram Middle School	Middle	6–8	4.0 mi
Terry High School	High	9–12	7.6 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	Absentee owner
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