

Single Family Residence

RESIDENTIAL

447 RIVERBEND DR

BYRAM, MS 39272

\$195,940 TopHap Estimate · \$116 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,693 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$196K

\$184K low

\$208K high

Last Sale

\$67,500 · Jan 13, 2022

Est. Owner Equity

\$195,940

TAX & ASSESSMENT

Property Tax	\$2,214 (2025)
Assessed Value	\$14,061
Previous Assessed	\$13,668
Assessor Market Value	\$93,740

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 · 143 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
Aug 25, 2017	Recorded document	Grant Deed			
Aug 27, 2004	Recorded document	Grant 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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