

Single Family Residence **RESIDENTIAL**

449 RIVERBEND DR

BYRAM, MS 39272

\$193,728 TopHap Estimate · \$129 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,496 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

6

ROOMS

Pre-foreclosure (NTS)

Auction scheduled for May 28, 2026.

VALUATION

\$194K

\$168K low

\$219K high

Est. Owner Equity **\$193,728**

TAX & ASSESSMENT

Property Tax	\$2,028 (2025)
Assessed Value	\$12,882
Previous Assessed	\$12,492
Assessor Market Value	\$85,880

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

CLIMATE RISK

25
FLOOD

39
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	\$/FT ²	LOAN
Aug 16, 2024	Financing	Warranty Deed			
Feb 12, 2021	Financing	Warranty Deed			\$102K
Dec 12, 2010	Recorded document	Grant Deed			
Feb 14, 2007	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	Owner occupied
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