

Single Family Residence

**RESIDENTIAL**

# 457 RIVERBEND DR

BYRAM, MS 39272

**\$190,697** TopHap Estimate · \$117 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,636 ft<sup>2</sup>**

LIVING AREA

**1993**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$191K**

\$172K low

\$210K high

Est. Owner Equity

**\$190,697**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,153 (2025) |
| Assessed Value        | \$11,727       |
| Previous Assessed     | \$8,946        |
| Assessor Market Value | \$92,270       |

## PROPERTY FACTS

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

Patio · 64 ft²

## CLIMATE RISK

1  
FLOOD

39  
WILDFIRE

99  
HEAT

84  
STORM

9  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------|-------|--------|------|
| Mar 29, 2017 | Recorded document | Grant Deed    |       |        |      |
| Jun 29, 2009 | Recorded document | Grant Deed    |       |        |      |
| Sep 24, 2008 | Recorded document | Grant Deed    |       |        |      |
| Nov 28, 2007 | Recorded document | Grant Deed    |       |        |      |
| Dec 31, 2001 | 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>51</div> <div>CRIME INDEX</div> | <div>92</div> <div>AIR POLLUTION</div> | <div>11,661</div> <div>POPULATION</div> | <div>\$75K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|