

Single Family Residence **RESIDENTIAL**

# 21 RIVERVIEW CV

BYRAM, MS 39272

**\$172,973** TopHap Estimate · \$100 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,732 ft<sup>2</sup>**

LIVING AREA

**1991**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$173K**

\$162K low

\$184K high

Est. Owner Equity

**\$172,973**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,132 (2025) |
| Assessed Value        | \$13,544       |
| Previous Assessed     | \$13,221       |
| Assessor Market Value | \$90,290       |

## 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 · 140 ft²

## 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 | \$/FT² | LOAN |
|--------------|-------------------|---------------|-------|--------|------|
| Mar 8, 2023  | Financing         | Warranty Deed |       |        |      |
| Jun 20, 2013 | Recorded document | Grant Deed    |       |        |      |
| Dec 4, 2012  | Recorded document | Grant Deed    |       |        |      |
| Dec 28, 2007 | Recorded document | Grant Deed    |       |        |      |
| Dec 28, 2007 | Recorded document | Grant Deed    |       |        |      |
| Oct 5, 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    | 3.9 mi   |

|                   |      |      |        |
|-------------------|------|------|--------|
| Terry High School | High | 9–12 | 7.5 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 | Absentee owner |
|-----------|----------------|