

Single Family Residence

RESIDENTIAL

472 RIVERBEND DR

BYRAM, MS 39272

\$177,425 TopHap Estimate · \$111 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,604 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$177K

\$165K low

\$190K high

Est. Owner Equity

\$177,425

TAX & ASSESSMENT

Property Tax	\$1,103 (2025)
Assessed Value	\$11,409
Previous Assessed	\$8,658
Assessor Market Value	\$89,090

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 · 66 ft²

CLIMATE RISK

75 FLOOD	37 WILDFIRE	99 HEAT	84 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2019	Recorded document	Grant Deed			
Nov 9, 2011	Recorded document	Grant Deed			
Jan 9, 2009	Recorded document	Grant Deed			
Mar 18, 2008	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gary Road Elementary School	Elementary	PK–2	3.2 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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