

Single Family Residence **RESIDENTIAL**

# 6 RIVERVIEW CV

BYRAM, MS 39272

**\$180,847** TopHap Estimate · \$125 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,447 ft<sup>2</sup>**

LIVING AREA

**1991**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$181K**

\$161K low

\$201K high

Est. Owner Equity

**\$10,098**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$128 (2025) |
| Assessed Value        | \$10,814     |
| Previous Assessed     | \$8,072      |
| Assessor Market Value | \$83,140     |

## 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 · 64 ft²

## CLIMATE RISK

25  
FLOOD

37  
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   |
|--------------|-------------------|---------------|-------|--------|--------|
| Nov 18, 2024 | Financing         | Warranty Deed |       |        | \$171K |
| Dec 9, 2019  | 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|