

Single Family Residence

**RESIDENTIAL**

# 422 RIVERBEND DR

BYRAM, MS 39272

**\$177,865** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,345 ft<sup>2</sup>**

LIVING AREA

**1995**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$178K**

\$166K low

\$189K high

Est. Owner Equity

**\$177,865**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,005 (2025) |
| Assessed Value        | \$10,789       |
| Previous Assessed     | \$8,036        |
| Assessor Market Value | \$82,890       |

## PROPERTY FACTS

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

Patio · 180 ft²

## CLIMATE RISK

**81**  
FLOOD

**38**  
WILDFIRE

**99**  
HEAT

**84**  
STORM

**9**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE | \$/FT² | LOAN |
|--------------|-------------------|------------|-------|--------|------|
| May 14, 2018 | Recorded document | Grant Deed |       |        |      |
| Oct 11, 2006 | Recorded document | Grant Deed |       |        |      |
| May 23, 2005 | Recorded document | Grant 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   | 7.5 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> |
|-----------|-----------------------|