

Single Family Residence

RESIDENTIAL

261 RIVERBEND DR

BYRAM, MS 39272

\$174,279 TopHap Estimate · \$112 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,554 ft²

LIVING AREA

1990

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$174K

\$162K low

\$186K high

Est. Owner Equity

\$15,549

Loan-to-Value

98%

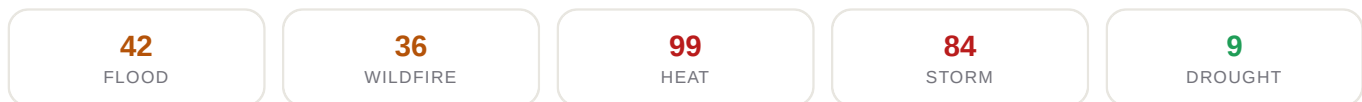
TAX & ASSESSMENT

Property Tax	\$1,185 (2025)
Assessed Value	\$11,930
Previous Assessed	\$13,677
Assessor Market Value	\$94,300

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

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 21, 2022	Financing	Warranty Deed			\$159K
Jul 16, 2012	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	7.4 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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