

Single Family Residence

RESIDENTIAL

470 RIVERBEND DR

BYRAM, MS 39272

\$141,317 TopHap Estimate · \$87 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,621 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$141K

\$131K low

\$152K high

Est. Owner Equity

\$141,317

TAX & ASSESSMENT

Property Tax	\$1,534 (2025)
Assessed Value	\$9,743
Previous Assessed	\$9,545
Assessor Market Value	\$64,950

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 · 112 ft²

CLIMATE RISK

68
FLOOD

37
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
Nov 25, 2019	Recorded document	Grant Deed			
Jun 13, 2008	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	7.6 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	Absentee owner
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