

Single Family Residence **RESIDENTIAL**

# 416 RIVERBEND DR

BYRAM, MS 39272

**\$159,051** TopHap Estimate · \$109 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,460 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$159K**

\$145K low

\$173K high

Last Sale

**\$103,900 · Mar 21, 2017**

Est. Owner Equity

**\$159,051**

## TAX & ASSESSMENT

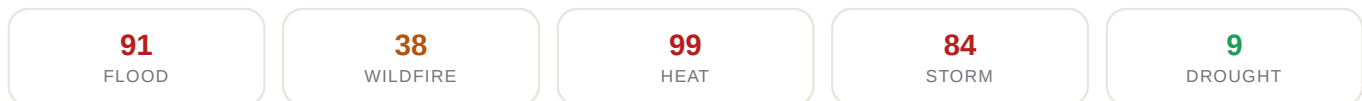
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,023 (2025) |
| Assessed Value        | \$10,904       |
| Previous Assessed     | \$8,152        |
| Assessor Market Value | \$84,040       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Hinds                      |
| Lot (acres)   | 1.00                       |
| Construction  | Wood (Unspecified)         |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |

Patio · 100 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------|-------|--------|------|
| Jun 1, 2010  | Recorded document | Grant Deed    |       |        |      |
| Mar 31, 2005 | Recorded document | Grant Deed    |       |        |      |
| Jan 25, 2001 | Recorded document | Warranty 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> |
|-----------|-----------------------|