

Single Family Residence **RESIDENTIAL**

# 3286 ROUSSET RIDGE DR

SLIDELL, LA 70461

**\$349,900** TopHap Estimate · \$141 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2,473 ft<sup>2</sup>**  
LIVING AREA

**2022**  
YEAR BUILT

**1**  
PARKING

## Pre-foreclosure (NOS)

Auction scheduled for Sep 23, 2026.

## VALUATION

**\$350K**

\$315K low

\$385K high

Last Sale

**\$370,000 · Oct 3, 2022**

Est. Owner Equity

**\$0**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,598 (2025) |
| Assessed Value        | \$31,412       |
| Previous Assessed     | \$31,412       |
| Assessor Market Value | \$314,122      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saint Tammany           |

## CLIMATE RISK

|                    |                       |                   |                    |                     |
|--------------------|-----------------------|-------------------|--------------------|---------------------|
| <b>73</b><br>FLOOD | <b>50</b><br>WILDFIRE | <b>96</b><br>HEAT | <b>59</b><br>STORM | <b>3</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|---------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|----------------|-----------|--------------------|--------|
| Sep 30, 2022 | Resale | Cash Sale Deed | \$370,000 | \$150              | \$352K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Salmen High School             | High       | 9–12   | 2.1 mi   |
| W.L. Abney Elementary School   | Elementary | 1–5    | 2.3 mi   |
| St. Tammany Junior High School | Middle     | 6–8    | 2.9 mi   |

District: St. Tammany Parish 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 70461

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>31,940</b><br>POPULATION | <b>\$90K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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