

Single Family Residence

RESIDENTIAL

51547 RIVER RIDGE DR

INDEPENDENCE, LA 70443

\$321,447 TopHap Estimate · \$103 / ft² · confidence 75 · as of Jul 14, 2026

3,132 ft²

LIVING AREA

7.41 ac

LOT SIZE

1999

YEAR BUILT

VALUATION

\$321K

\$241K low

\$402K high

Est. Owner Equity

\$0

Loan-to-Value

200%

TAX & ASSESSMENT

Property Tax	\$1,120 (2025)
Assessed Value	\$15,529
Previous Assessed	\$15,529
Assessor Market Value	\$155,291

PROPERTY FACTS

Property Type	Single Family Residence
County	Tangipahoa
Lot (acres)	7.41
Heating	None

CLIMATE RISK

73 FLOOD	39 WILDFIRE	99 HEAT	67 STORM	1 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2004	Non-arms-length	Grant Deed	\$216,000	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loranger Middle School	Middle	5–8	3.4 mi
Loranger Elementary School	Elementary	PK–4	3.4 mi
Loranger High School	High	9–12	3.4 mi

District: Tangipahoa 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 70443

115 CRIME INDEX	84 AIR POLLUTION	10,163 POPULATION	\$61K MEDIAN IN- COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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