

Single Family Residence

RESIDENTIAL

312 RIVERWOOD DR

SAINT ROSE, LA 70087

\$376,872 TopHap Estimate · \$183 / ft² · confidence 96 · as of Jul 14, 2026



2,063 ft²
LIVING AREA

0.26 ac
LOT SIZE

2004
YEAR BUILT

VALUATION

\$377K

\$363K low

\$391K high

Last Sale

\$295,000 · Aug 8, 2018

Est. Owner Equity

\$87,861

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,425 (2024)
Assessed Value	\$31,180
Previous Assessed	\$26,018
Assessor Market Value	\$311,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	0.26
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2018	Resale	Cash Sale Deed	\$295,000	\$143	
Sep 27, 2004	Non-arms-length	Grant Deed	\$246,000	\$119	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
St. Rose Elementary School	Elementary	PK–5	0.8 mi
Albert Cammon Middle School	Middle	6–8	0.8 mi
Destrehan High School	High	9–12	3.7 mi

District: St. Charles 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 70087

119 CRIME INDEX	102 AIR POLLUTION	7,821 POPULATION	\$62K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------