

Single Family Residence

**RESIDENTIAL**

# 329 RIVER RIDGE DR

BOUTTE, LA 70039

**\$309,157** TopHap Estimate · \$141 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**2,189 ft<sup>2</sup>**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**2000**  
YEAR BUILT

## VALUATION

**\$309K**

\$278K low

\$340K high

Last Sale

**\$168,600 · Dec 16, 2016**

Est. Owner Equity

**\$92,111**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,722 (2024) |
| Assessed Value        | \$24,280       |
| Previous Assessed     | \$14,938       |
| Assessor Market Value | \$242,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saint Charles           |
| Lot (acres)   | 0.19                    |
| Heating       | None                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Dec 15, 2016 | Resale | Grant Deed | \$168,600 | \$77               | \$166K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Hahnville High School         | High       | 9–12   | 1.8 mi   |
| Mimosa Park Elementary School | Elementary | PK–2   | 1.8 mi   |
| J.B. Martin Middle School     | Middle     | 6–8    | 3.3 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 70039**

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>140</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>2,812</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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