

Single Family Residence **RESIDENTIAL**

# 108 RIVERWOOD DR

SAINT ROSE, LA 70087

**\$397,906** TopHap Estimate · \$148 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2,686 ft<sup>2</sup>**  
LIVING AREA

**0.26 ac**  
LOT SIZE

**2005**  
YEAR BUILT

## VALUATION

**\$398K**

**\$381K low**

**\$415K high**

Last Sale

**\$400,000 · Aug 1, 2025**

Est. Owner Equity

**\$37,906**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,720 (2024) |
| Assessed Value        | \$34,060       |
| Previous Assessed     | \$34,060       |
| Assessor Market Value | \$340,600      |

## 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 <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------|-----------|--------------------|--------|
| Jul 31, 2025 | Resale          | Cash Sale Deed | \$400,000 | \$149              | \$360K |
| Jan 6, 2012  | Resale          | Cash Sale Deed | \$299,500 | \$112              |        |
| Oct 14, 2004 | Non-arms-length | Grant Deed     | \$69,900  | \$26               |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| St. Rose Elementary School  | Elementary | PK–5   | 0.9 mi   |
| Albert Cammon Middle School | Middle     | 6–8    | 1.0 mi   |
| Destrehan High School       | High       | 9–12   | 4.1 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

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

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

| OWNERSHIP

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