

Single Family Residence **RESIDENTIAL**

# 104 RIVERVIEW DR

SAINT ROSE, LA 70087

**\$222,792** TopHap Estimate · \$139 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1,600 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**1989**  
YEAR BUILT

## VALUATION

**\$223K**

\$200K low

\$246K high

Last Sale

**\$218,000 · Aug 25, 2021**

Est. Owner Equity

**\$2,590**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,349 (2024) |
| Assessed Value        | \$20,670       |
| Previous Assessed     | \$14,734       |
| Assessor Market Value | \$206,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saint Charles           |
| Lot (acres)   | 0.11                    |
| Heating       | None                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Aug 25, 2021 | Resale | Deed       | \$218,000 | \$136              | \$220K |
| Jul 21, 2006 | Resale | Grant Deed | \$154,000 | \$96               |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Albert Cammon Middle School | Middle     | 6–8    | 0.1 mi   |
| St. Rose Elementary School  | Elementary | PK–5   | 0.2 mi   |
| Destrehan High School       | High       | 9–12   | 4.5 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 |
|-----------|----------------|