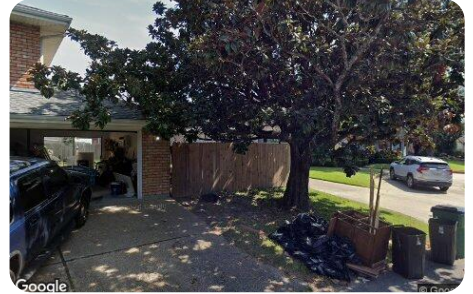
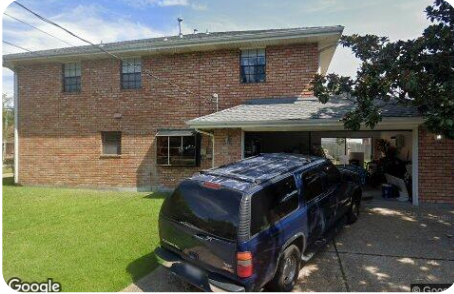


Single Family Residence **RESIDENTIAL**

# 409 SAUVE RD

RIVER RIDGE, LA 70123

**\$471,596** TopHap Estimate · confidence 74 · as of Jul 14, 2026



**0.21 ac**  
LOT SIZE

## VALUATION

**\$472K**

\$350K low

\$594K high

Last Sale

**\$475,000 · Mar 21, 2023**

Est. Owner Equity

**\$4,149**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,276 (2025) |
| Assessed Value        | \$41,400       |
| Previous Assessed     | \$41,400       |
| Assessor Market Value | \$414,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Jefferson               |
| Lot (acres)   | 0.21                    |
| Heating       | None                    |

## CLIMATE RISK

|             |               |            |             |              |
|-------------|---------------|------------|-------------|--------------|
| 40<br>FLOOD | 1<br>WILDFIRE | 98<br>HEAT | 69<br>STORM | 7<br>DROUGHT |
|-------------|---------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------|-----------|--------------------|--------|
| Mar 17, 2023 | Resale | Deed | \$475,000 |                    | \$466K |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| Hazel Park/Hilda Knoff Elementary School | Elementary | PK–8   | 1.6 mi   |
| Riverdale High School                    | High       | 9–12   | 2.8 mi   |

District: Jefferson 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 70123

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>26,125</b><br>POPULATION | <b>\$82K</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> |
|-----------|-----------------------|