

Single Family Residence **RESIDENTIAL**

# 40673 RANCH RD

SLIDELL, LA 70461

**\$107,147** TopHap Estimate · \$90 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1,196 ft<sup>2</sup>**  
LIVING AREA

**1994**  
YEAR BUILT

## VALUATION

**\$107K**

\$100K low

\$114K high

Last Sale

**\$106,750 · Aug 26, 2024**

Est. Owner Equity

**\$2,332**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,185 (2025) |
| Assessed Value        | \$9,123        |
| Previous Assessed     | \$5,610        |
| Assessor Market Value | \$91,232       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Modular                 |
| County        | Saint Tammany           |
| Heating       | None                    |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|----------------|-----------|--------------------|--------|
| Aug 23, 2024 | Resale | Cash Sale Deed | \$106,750 | \$89               | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Cypress Cove Elementary School | Elementary | PK–1   | 0.6 mi   |
| Boyet Junior High School       | Middle     | 7–8    | 1.2 mi   |
| Northshore High School         | High       | 9–12   | 1.4 mi   |

District: St. Tammany 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 70461**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>31,940</b><br>POPULATION | <b>\$90K</b><br>MEDIAN IN-<br>COME | <b>68°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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