

Single Family Residence **RESIDENTIAL**

246 LITTLE FARMS AVE

RIVER RIDGE, LA 70123

\$373,681 TopHap Estimate · confidence 96 · as of Jul 14, 2026



0.17 ac
LOT SIZE

VALUATION

\$374K

\$357K low

\$390K high

Last Sale

\$350,000 · Apr 12, 2023

Est. Owner Equity

\$41,181

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$3,454 (2025)
Assessed Value	\$34,600
Previous Assessed	\$34,600
Assessor Market Value	\$346,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.17
Heating	None

CLIMATE RISK

44 FLOOD	1 WILDFIRE	98 HEAT	69 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2023	Resale	Deed	\$350,000		\$333K
Oct 22, 2018	Recorded document	Grant Deed			
Aug 1, 2017	Resale	Deed	\$262,750		\$210K
Nov 10, 2016	Resale	Warranty Deed	\$246,000		\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	1.6 mi
Riverdale High School	High	9–12	3.4 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

91 CRIME INDEX	92 AIR POLLUTION	26,125 POPULATION	\$82K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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