

Single Family Residence **RESIDENTIAL**

10425 PEAR ST

RIVER RIDGE, LA 70123

\$523,478 TopHap Estimate · confidence 95 · as of Jul 14, 2026



0.36 ac
LOT SIZE

VALUATION

\$523K

\$498K low

\$549K high

Last Sale

\$380,000 · Jul 14, 2004

Est. Owner Equity

\$36,478

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$4,537 (2025)
Assessed Value	\$43,100
Previous Assessed	\$43,100
Assessor Market Value	\$431,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.36
Heating	None

CLIMATE RISK

35 FLOOD	1 WILDFIRE	97 HEAT	60 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2004	Non-arms-length	Grant Deed	\$380,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	1.7 mi
Riverdale High School	High	9–12	3.5 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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