

Single Family Residence **RESIDENTIAL**

404 TIFFANY DR

RIVER RIDGE, LA 70123

\$419,081 TopHap Estimate · confidence 79 · as of Jul 14, 2026



0.24 ac
LOT SIZE

VALUATION

\$419K

\$330K low

\$508K high

Est. Owner Equity

\$159,081

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$5,141 (2025)
Assessed Value	\$40,340
Previous Assessed	\$40,340
Assessor Market Value	\$403,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.24
Heating	None

CLIMATE RISK

54 FLOOD	1 WILDFIRE	97 HEAT	60 STORM	7 DROUGHT
-------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 7, 2021	Financing	Intrafamily Transfer			\$260K
Oct 29, 2010	Quitclaim	Quit Claim Transfer			\$344K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	1.6 mi
Riverdale High School	High	9–12	3.0 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------