

Single Family Residence **RESIDENTIAL**

609 MIRADON AVE

RIVER RIDGE, LA 70123

\$274,653 TopHap Estimate · confidence 88 · as of Jul 14, 2026



0.14 ac
LOT SIZE

VALUATION

\$275K

\$243K low

\$307K high

Last Sale

\$125,000 · Feb 26, 2016

Est. Owner Equity

\$0

Loan-to-Value

114%

TAX & ASSESSMENT

Property Tax	\$1,303 (2025)
Assessed Value	\$17,720
Previous Assessed	\$17,720
Assessor Market Value	\$177,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.14
Heating	None

CLIMATE RISK

67 FLOOD	1 WILDFIRE	98 HEAT	69 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
Feb 25, 2016	Resale	Grant Deed	\$125,000		\$139K
Jul 15, 2015	Non-arms-length	Trustees Deed	\$120,000		
Apr 1, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	1.8 mi
Riverdale High School	High	9–12	2.9 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
-----------	-----------------------