

Single Family Residence **RESIDENTIAL**

405 TIFFANY DR

RIVER RIDGE, LA 70123

\$301,053 TopHap Estimate · confidence 79 · as of Jul 14, 2026



0.18 ac
LOT SIZE

VALUATION

\$301K

\$237K low

\$365K high

Est. Owner Equity

\$101,053

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,833 (2025)
Assessed Value	\$29,730
Previous Assessed	\$29,730
Assessor Market Value	\$297,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.18
Heating	None

CLIMATE RISK

45 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
May 28, 2022	Financing	Intrafamily Transfer			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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