

Single Family Residence

RESIDENTIAL

328 RIVER RIDGE DR

BOUTTE, LA 70039

\$241,827 TopHap Estimate · \$108 / ft² · confidence 95 · as of Jul 14, 2026



2,240 ft²
LIVING AREA

0.2 ac
LOT SIZE

1996
YEAR BUILT

VALUATION

\$242K

\$230K low

\$254K high

Last Sale

\$105,000 · Oct 1, 2012

Est. Owner Equity

\$158,827

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$1,206 (2024)
Assessed Value	\$19,250
Previous Assessed	\$16,000
Assessor Market Value	\$192,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	0.20
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2012	Resale	Grant Deed	\$105,000	\$47	
Sep 24, 2011	Quitclaim	Quit Claim Transfer	\$177,546	\$79	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hahnville High School	High	9–12	1.7 mi
Mimosa Park Elementary School	Elementary	PK–2	1.8 mi
J.B. Martin Middle School	Middle	6–8	3.3 mi

District: St. Charles 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 70039

140 CRIME INDEX	107 AIR POLLUTION	2,812 POPULATION	\$64K 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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