

Single Family Residence

RESIDENTIAL

319 RIVER RIDGE DR

BOUTTE, LA 70039

\$238,000 TopHap Estimate · \$202 / ft² · confidence 91 · as of Jul 14, 2026



1,180 ft²
LIVING AREA

0.19 ac
LOT SIZE

1996
YEAR BUILT

VALUATION

\$238K

\$218K low

\$258K high

Last Sale

\$215,000 · Jan 22, 2024

Est. Owner Equity

\$20,829

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$813 (2025)
Assessed Value	\$15,540
Previous Assessed	\$15,540
Assessor Market Value	\$155,400

PROPERTY FACTS

Property Type	Single Family Residence
County	SAINT CHARLES
Lot (acres)	0.19
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 19, 2024	Resale	Cash Sale Deed	\$215,000	\$182	\$217K
Oct 15, 2020	Resale	Grant Deed	\$177,400	\$150	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mimosa Park Elementary School	Elementary	PK–2	1.8 mi
Hahnville High School	High	9–12	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
--------------------	----------------------	---------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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