

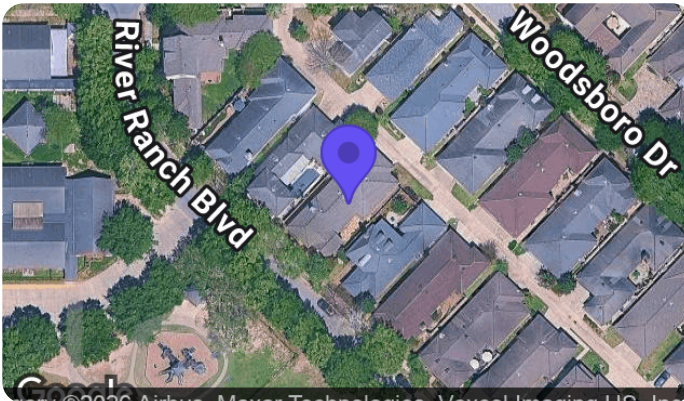
Single Family Residence

**RESIDENTIAL**

# 312 RIVER RANCH BLVD

LAFAYETTE, LA 70508

**\$543,933** TopHap Estimate · \$239 / ft² · confidence 93 · as of Jul 14, 2026



**2,273 ft²**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2001**  
YEAR BUILT

## VALUATION

**\$544K**

\$508K low

\$580K high

Last Sale

**\$630,000 · Jul 2, 2026**

Est. Owner Equity

**\$543,933**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,261 (2025)</b> |
| Assessed Value        | <b>\$40,958</b>       |
| Assessor Market Value | <b>\$409,580</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>LAFAYETTE</b>               |
| Lot (acres)   | <b>0.13</b>                    |
| Pool          | <b>No</b>                      |

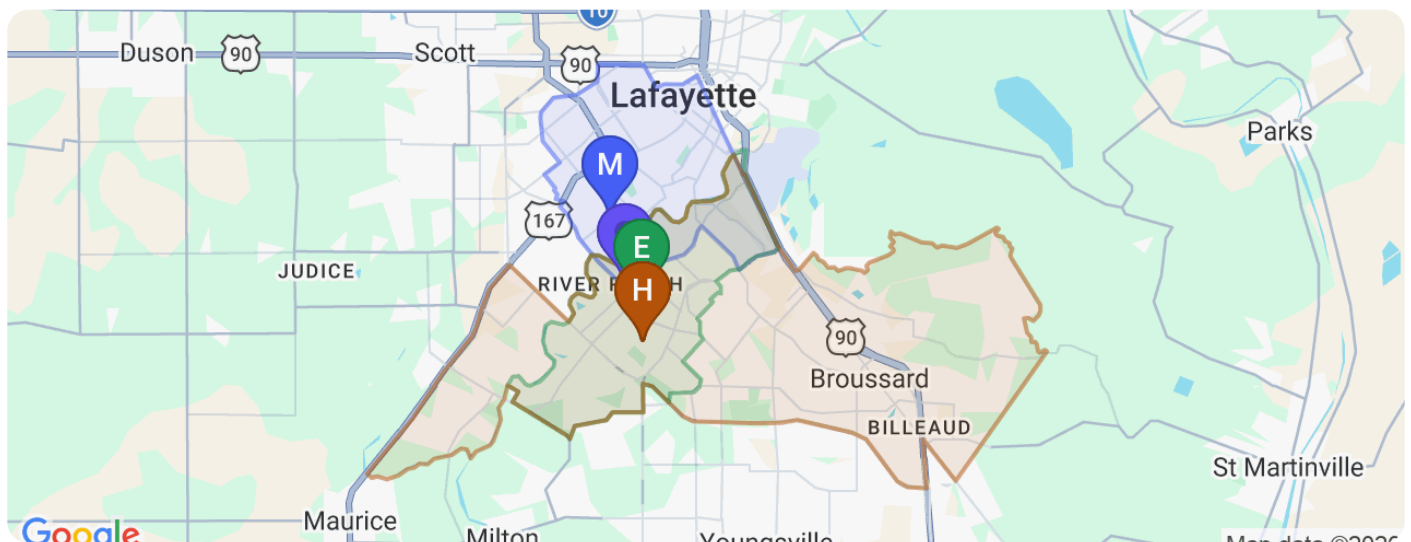
## TRANSACTION HISTORY

| DATE                | TYPE   | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN |
|---------------------|--------|----------------|-----------|--------------------|------|
| <b>Jul 2, 2026</b>  | Resale | Deed           | \$630,000 | \$277              |      |
| <b>Jul 17, 2020</b> | Resale | Cash Sale Deed | \$417,420 | \$184              |      |
| <b>Jul 30, 2010</b> | Resale | Cash Sale Deed | \$385,000 | \$169              |      |

## ASSIGNED SCHOOLS

| SCHOOL                                                | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------------------|------------|--------|----------|
| <b>Corporal Michael Middlebrook Elementary School</b> | Elementary | KG–5   | 0.4 mi   |
| <b>O. Comeaux High School</b>                         | High       | 9–12   | 1.1 mi   |
| <b>L.J. Alleman Middle School</b>                     | Middle     | 6–8    | 1.4 mi   |

District: Lafayette 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 70508**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>43,083</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-<br>COME | <b>68°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|