

Single Family Residence **RESIDENTIAL**

8 CACTUS LN

SAINT ROSE, LA 70087

\$304,086 TopHap Estimate · \$132 / ft² · confidence 93 · as of Jul 14, 2026



2,300 ft²
LIVING AREA

0.3 ac
LOT SIZE

1971
YEAR BUILT

VALUATION

\$304K

\$283K low

\$326K high

Last Sale

\$242,000 · Apr 2, 2020

Est. Owner Equity

\$59,121

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,265 (2023)
Assessed Value	\$26,100
Previous Assessed	\$20,353
Assessor Market Value	\$261,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	0.30
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	24 WILDFIRE	97 HEAT	60 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 19, 2020	Resale	Deed	\$242,000	\$105	\$242K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
St. Rose Elementary School	Elementary	PK–5	0.1 mi
Albert Cammon Middle School	Middle	6–8	0.2 mi
Destrehan High School	High	9–12	4.3 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 70087

119 CRIME INDEX	102 AIR POLLUTION	7,821 POPULATION	\$62K 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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