

Single Family Residence **RESIDENTIAL**

326 RIVER RIDGE DR

BOUTTE, LA 70039

\$177,836 TopHap Estimate · \$131 / ft² · confidence 88 · as of Jul 14, 2026



1,354 ft²
LIVING AREA

0.2 ac
LOT SIZE

1995
YEAR BUILT

VALUATION

\$178K

\$157K low

\$199K high

Last Sale

\$72,000 · Jul 12, 1995

Est. Owner Equity

\$69,436

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$213 (2024)
Assessed Value	\$9,578
Previous Assessed	\$9,578
Assessor Market Value	\$95,780

PROPERTY FACTS

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

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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