

Residential - Vacant Land **RESIDENTIAL**

331 RIVER RIDGE DR
BOUTTE, LA 70039



0.19 ac
LOT SIZE

VALUATION

Last Sale **\$265,000 · Sep 3, 2025**

TAX & ASSESSMENT

Property Tax	\$362 (2024)
Assessed Value	\$3,530
Previous Assessed	\$3,530
Assessor Market Value	\$35,300

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Saint Charles
Lot (acres)	0.19
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2025	Resale	Cash Sale Deed	\$265,000		\$260K
Jun 20, 2023	Resale	Cash Sale Deed	\$44,000		

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