

Single Family Residence

RESIDENTIAL

309 RIVER RIDGE DR

BOUTTE, LA 70039

\$237,795 TopHap Estimate · \$143 / ft² · confidence 94 · as of Jul 14, 2026



1,664 ft²
LIVING AREA

0.23 ac
LOT SIZE

1995
YEAR BUILT

VALUATION

\$238K

\$224K low

\$252K high

Last Sale

\$72,000 · Dec 4, 1995

Est. Owner Equity

\$100,795

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$908 (2024)
Assessed Value	\$16,350
Previous Assessed	\$12,614
Assessor Market Value	\$163,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	0.23
Heating	None
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mimosa Park Elementary School	Elementary	PK–2	1.7 mi
Hahnville High School	High	9–12	1.9 mi
J.B. Martin Middle School	Middle	6–8	3.4 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
-----------	-----------------------