

Single Family Residence

RESIDENTIAL

323 RIVER RIDGE DR

BOUTTE, LA 70039

\$139,698 TopHap Estimate · \$125 / ft² · confidence 92 · as of Jul 14, 2026



1,120 ft²
LIVING AREA

0.19 ac
LOT SIZE

1999
YEAR BUILT

VALUATION

\$140K

\$128K low

\$151K high

Last Sale

\$45,000 · May 29, 2013

Est. Owner Equity

\$139,698

TAX & ASSESSMENT

Property Tax	\$177 (2024)
Assessed Value	\$9,220
Previous Assessed	\$9,220
Assessor Market Value	\$92,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	0.19
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2013	Resale	Grant Deed	\$45,000	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hahnville High School	High	9–12	1.8 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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