

Residential - Vacant Land

RESIDENTIAL

313 RIVER RIDGE DR

BOUTTE, LA 70039



1,100 ft²

LIVING AREA

0.38 ac

LOT SIZE

1972

YEAR BUILT

VALUATION

Last Sale

\$72,500 · May 17, 2021

TAX & ASSESSMENT

Property Tax	\$1,092 (2025)
Assessed Value	\$4,060
Previous Assessed	\$4,060
Assessor Market Value	\$40,600

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	SAINT CHARLES
Lot (acres)	0.38
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 13, 2021	Resale	Cash Sale Deed	\$72,500	\$66	
Dec 30, 2020	Financing	Grant Deed			\$50K
Dec 16, 2019	Recorded document	Grant Deed			
Jul 31, 2017	Non-arms-length	Grant Deed	\$3,871	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mimosa Park Elementary School	Elementary	PK–2	1.8 mi
Hahnville High School	High	9–12	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	Absentee owner
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