

Single Family Residence **RESIDENTIAL**

# 12246 RIVER RD

SAINT ROSE, LA 70087

**\$367,622** TopHap Estimate · \$139 / ft² · confidence 86 · as of Jul 14, 2026

**2,641 ft²**  
LIVING AREA

**1949**  
YEAR BUILT

## VALUATION

**\$368K**

\$317K low

\$418K high

Last Sale

**\$233,900 · Oct 3, 2019**

Est. Owner Equity

**\$367,622**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,028 (2024)</b> |
| Assessed Value        | <b>\$10,036</b>       |
| Previous Assessed     | <b>\$10,036</b>       |
| Assessor Market Value | <b>\$100,360</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saint Charles           |
| Heating       | None                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 84<br>FLOOD | 31<br>WILDFIRE | 97<br>HEAT | 61<br>STORM | 7<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Albert Cammon Middle School | Middle     | 6–8    | 1.9 mi   |
| St. Rose Elementary School  | Elementary | PK–5   | 1.9 mi   |
| Destrehan High School       | High       | 9–12   | 2.7 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 70087

|                    |                      |                     |                         |                  |                 |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|
| 119<br>CRIME INDEX | 102<br>AIR POLLUTION | 7,821<br>POPULATION | \$62K<br>MEDIAN IN-COME | 69°F<br>AVG TEMP | 58%<br>SUNSHINE |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

Occupancy

**Owner occupied**