

Quadplex (4 Units, Any Combination)

RESIDENTIAL

3 RIVER BIRCH LN

SAINT ROSE, LA 70087



1,381 ft²
LIVING AREA

1,307 ft²
LOT SIZE

1972
YEAR BUILT

VALUATION

Last Sale

\$36,000 · May 18, 2021

TAX & ASSESSMENT

Property Tax	\$854 (2024)
Assessed Value	\$8,340
Previous Assessed	\$5,736
Assessor Market Value	\$83,400

PROPERTY FACTS

Property Type	Quadplex (4 Units, Any Combination)
County	Saint Charles
Lot (acres)	0.03
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2021	Resale	Cash Sale Deed	\$36,000	\$26	
May 18, 2011	Non-arms-length	Grant Deed	\$25,000	\$18	
Mar 25, 2011	Recorded document	Deed In Lieu Of Foreclosure			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert Cammon Middle School	Middle	6–8	0.2 mi
St. Rose Elementary School	Elementary	PK–5	0.2 mi
Destrehan High School	High	9–12	4.6 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 CRIME INDEX	102 AIR POLLUTION	7,821 POPULATION	\$62K 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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