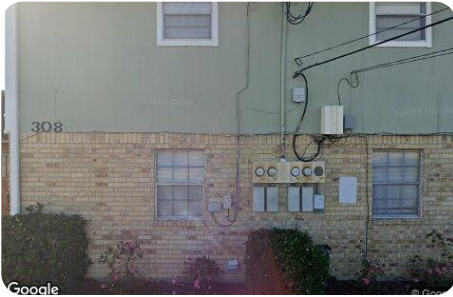


Quadplex (4 Units, Any Combination)

RESIDENTIAL

308 RIVER RIDGE DR

BOUTTE, LA 70039



4,096 ft²

LIVING AREA

0.2 ac

LOT SIZE

1982

YEAR BUILT

TAX & ASSESSMENT

Property Tax	\$3,014 (2024)
Assessed Value	\$29,360
Previous Assessed	\$17,728
Assessor Market Value	\$293,600

PROPERTY FACTS

Property Type	Quadplex (4 Units, Any Combination)
County	Saint Charles
Lot (acres)	0.20
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	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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