

Single Family Residence **RESIDENTIAL**

304 RIVERWOOD DR

SAINT ROSE, LA 70087

\$380,119 TopHap Estimate · \$152 / ft² · confidence 93 · as of Jul 14, 2026



2,500 ft²
LIVING AREA

0.26 ac
LOT SIZE

2004
YEAR BUILT

VALUATION

\$380K

\$352K low

\$408K high

Last Sale

\$380,000 · Jun 6, 2024

Est. Owner Equity

\$170

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$2,547 (2024)
Assessed Value	\$32,370
Previous Assessed	\$26,910
Assessor Market Value	\$323,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	0.26
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2024	Resale	Cash Sale Deed	\$380,000	\$152	\$380K
Aug 21, 2014	Resale	Deed	\$300,000	\$120	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
St. Rose Elementary School	Elementary	PK–5	0.8 mi
Albert Cammon Middle School	Middle	6–8	0.8 mi
Destrehan High School	High	9–12	3.7 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 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	Owner occupied
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