

Single Family Residence

RESIDENTIAL

320 RIVER RIDGE DR

BOUTTE, LA 70039

\$313,132 TopHap Estimate · \$129 / ft² · confidence 97 · as of Jul 14, 2026



2,419 ft²
LIVING AREA

0.19 ac
LOT SIZE

1992
YEAR BUILT

VALUATION

\$313K

\$303K low

\$323K high

Last Sale

\$280,000 · Jul 22, 2022

Est. Owner Equity

\$4,854

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$1,639 (2024)
Assessed Value	\$23,470
Previous Assessed	\$21,408
Assessor Market Value	\$234,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	0.19
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2022	Resale	Deed	\$280,000	\$116	\$275K

ASSIGNED SCHOOLS

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