

Residential - Vacant Land **RESIDENTIAL**

10812 RIVER RD
SAINT ROSE, LA 70087



5.57 ac
LOT SIZE

VALUATION

Last Sale **\$315,000 · Sep 16, 2025**

TAX & ASSESSMENT

Property Tax	\$430 (2024)
Assessed Value	\$4,200
Previous Assessed	\$4,200
Assessor Market Value	\$42,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Saint Charles
Lot (acres)	5.57
Heating	None
Pool	No

CLIMATE RISK

99 FLOOD	29 WILDFIRE	97 HEAT	60 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 12, 2025	Resale	Cash Sale Deed	\$315,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert Cammon Middle School	Middle	6–8	0.5 mi
St. Rose Elementary School	Elementary	PK–5	0.6 mi
Destrehan High School	High	9–12	4.7 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	Absentee owner
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