

Residential - Vacant Land

RESIDENTIAL

10854 RIVER RD

SAINT ROSE, LA 70087

\$178,271 TopHap Estimate · confidence 78 · as of Jul 14, 2026



8.32 ac
LOT SIZE

VALUATION

\$178K

\$140K low

\$217K high

Est. Owner Equity

\$178,271

TAX & ASSESSMENT

Property Tax

\$983 (2024)

Assessed Value

\$9,600

Previous Assessed	\$13,600
Assessor Market Value	\$96,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Saint Charles
Lot (acres)	8.32
Heating	None
Pool	No

CLIMATE RISK

99
FLOOD

13
WILDFIRE

97
HEAT

60
STORM

7
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2019	Resale	Grant Deed	\$20,625		

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.