

Single Family Residence **RESIDENTIAL**

# 11602 RIVER RD

SAINT ROSE, LA 70087

**\$171,130** TopHap Estimate · \$158 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**1,080 ft<sup>2</sup>**  
LIVING AREA

**0.28 ac**  
LOT SIZE

## VALUATION

**\$171K**

\$154K low

\$188K high

Last Sale

**\$137,500 · Dec 8, 2017**

Est. Owner Equity

**\$61,130**

Loan-to-Value

**64%**

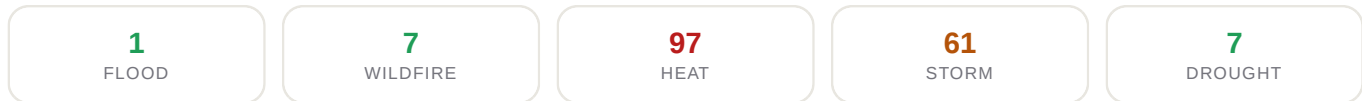
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,521 (2024) |
| Assessed Value        | \$14,850       |
| Previous Assessed     | \$9,585        |
| Assessor Market Value | \$148,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saint Charles           |
| Lot (acres)   | 0.28                    |
| Heating       | None                    |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------------|-----------|--------|--------|
| Dec 7, 2017 | Resale | Grant Deed | \$137,500 | \$127  | \$110K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| St. Rose Elementary School  | Elementary | PK–5   | 0.8 mi   |
| Albert Cammon Middle School | Middle     | 6–8    | 0.9 mi   |
| Destrehan High School       | High       | 9–12   | 4.1 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<br>CRIME INDEX | 102<br>AIR POLLUTION | 7,821<br>POPULATION | \$62K<br>MEDIAN IN-COME | 69°F<br>AVG TEMP | 58%<br>SUNSHINE |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.