

Single Family Residence **RESIDENTIAL**

12226 RIVER RD

SAINT ROSE, LA 70087

\$527,644 TopHap Estimate · \$143 / ft² · confidence 86 · as of Jul 14, 2026

3,700 ft²
LIVING AREA

14.9 ac
LOT SIZE

1950
YEAR BUILT

VALUATION

\$528K

\$453K low

\$602K high

Est. Owner Equity

\$527,644

TAX & ASSESSMENT

Property Tax	\$2,676 (2024)
Assessed Value	\$26,129
Previous Assessed	\$26,249
Assessor Market Value	\$261,290

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	14.90

Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 14, 2021	Financing	Cash Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert Cammon Middle School	Middle	6–8	1.8 mi
St. Rose Elementary School	Elementary	PK–5	1.8 mi
Destrehan High School	High	9–12	2.8 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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