

Single Family Residence **RESIDENTIAL**

12250 RIVER RD

SAINT ROSE, LA 70087

\$438,270 TopHap Estimate · \$171 / ft² · confidence 87 · as of Jul 14, 2026

2,567 ft²
LIVING AREA

29.9 ac
LOT SIZE

1912
YEAR BUILT

VALUATION

\$438K

\$382K low

\$495K high

Est. Owner Equity **\$58,870**

Loan-to-Value **92%**

TAX & ASSESSMENT

Property Tax	\$2,007 (2024)
Assessed Value	\$27,091
Previous Assessed	\$27,091
Assessor Market Value	\$270,910

PROPERTY FACTS

Property Type	Single Family Residence
County	Saint Charles
Lot (acres)	29.90
Heating	None
Pool	No

CLIMATE RISK

77 FLOOD	32 WILDFIRE	97 HEAT	61 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert Cammon Middle School	Middle	6–8	1.8 mi
St. Rose Elementary School	Elementary	PK–5	1.9 mi
Destrehan High School	High	9–12	2.6 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

Owner occupied