

Single Family Residence **RESIDENTIAL**

## 263 RIVERVIEW DR

SAINT ROSE, LA 70087

**\$197,903** TopHap Estimate · \$148 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**1,341 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1984**  
YEAR BUILT

### VALUATION

**\$198K**

**\$188K low**

**\$208K high**

Last Sale

**\$165,000 · Feb 6, 2025**

Est. Owner Equity

**\$197,903**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,053 (2024) |
| Assessed Value        | \$17,780       |
| Previous Assessed     | \$12,325       |
| Assessor Market Value | \$177,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saint Charles           |
| Lot (acres)   | 0.14                    |
| Heating       | None                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN |
|-------------|--------|----------------|-----------|--------------------|------|
| Feb 6, 2025 | Resale | Cash Sale Deed | \$165,000 | \$123              |      |
| Aug 3, 2007 | Resale | Grant Deed     | \$163,000 | \$122              |      |

## 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   | 4.3 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.