

Quadplex (4 Units, Any Combination)

**RESIDENTIAL**

# 7 RIVER BIRCH LN

SAINT ROSE, LA 70087



**1,742 ft²**  
LOT SIZE

## VALUATION

Last Sale

**\$41,000 · Nov 9, 2022**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$730 (2024)</b> |
| Assessed Value        | <b>\$7,130</b>      |
| Previous Assessed     | <b>\$4,266</b>      |
| Assessor Market Value | <b>\$71,300</b>     |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Quadplex (4 Units, Any Combination) |
| County        | Saint Charles                       |
| Lot (acres)   | 0.04                                |
| Heating       | None                                |
| Pool          | No                                  |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED           | PRICE    | \$/FT <sup>2</sup> | LOAN |
|-------------|--------|----------------|----------|--------------------|------|
| Nov 4, 2022 | Resale | Cash Sale Deed | \$41,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Albert Cammon Middle School | Middle     | 6–8    | 0.2 mi   |
| St. Rose Elementary School  | Elementary | PK–5   | 0.2 mi   |
| Destrehan High School       | High       | 9–12   | 4.5 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

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>7,821</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

Occupancy

**Absentee owner**