

Single Family Residence **RESIDENTIAL**

425 UPSTREAM ST

RIVER RIDGE, LA 70123

\$836,954 TopHap Estimate · confidence 94 · as of Jul 14, 2026



0.37 ac
LOT SIZE

VALUATION

\$837K

\$783K low

\$891K high

Last Sale

\$655,000 · Oct 6, 2020

Est. Owner Equity

\$326,554

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$7,930 (2025)
Assessed Value	\$62,220
Previous Assessed	\$62,220
Assessor Market Value	\$622,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.37
Heating	None

CLIMATE RISK

47 FLOOD	1 WILDFIRE	7 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2020	Resale	Deed	\$655,000		\$510K
Feb 26, 2009	Resale	Grant Deed	\$370,000		\$370K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	0.4 mi
Riverdale High School	High	9–12	3.0 mi

District: Jefferson 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 70123

91 CRIME INDEX	92 AIR POLLUTION	26,125 POPULATION	\$82K 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
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