

Single Family Residence **RESIDENTIAL**

6755 RIVER RUN CT

ADDIS, LA 70710

\$295,514 TopHap Estimate · \$160 / ft² · confidence 89 · as of Jul 14, 2026



2
BATHS

1,844 ft²
LIVING AREA

2007
YEAR BUILT

VALUATION

\$296K

\$263K low

\$329K high

Last Sale

\$315,000 · May 24, 2024

Est. Owner Equity

\$12,014

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,551 (2024)
Assessed Value	\$23,510
Previous Assessed	\$21,210
Assessor Market Value	\$235,100

PROPERTY FACTS

Property Type	Single Family Residence
County	West Baton Rouge

CLIMATE RISK

58 FLOOD	10 WILDFIRE	97 HEAT	75 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2024	Resale	Cash Sale Deed	\$315,000	\$171	\$284K
Feb 27, 2013	Resale	Cash Sale Deed	\$141,750	\$77	
May 24, 2012	Resale	Special Warranty Deed	\$194,000	\$105	
May 24, 2012	Resale	Special Warranty Deed	\$194,000	\$105	
Sep 20, 2007	Resale	Cash Sale Deed	\$214,900	\$117	\$204K
Oct 20, 2006	Resale	Cash Sale Deed	\$35,000	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brusly Elementary School	Elementary	PK–1	1.3 mi
Brusly Middle School	Middle	6–8	1.6 mi
Brusly High School	High	9–12	1.7 mi

District: West Baton Rouge 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 70710

87 CRIME INDEX	89 AIR POLLUTION	4,576 POPULATION	\$98K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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