

Single Family Residence

RESIDENTIAL

6745 RIVER RUN CT

ADDIS, LA 70710

\$272,035 TopHap Estimate · \$149 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,821 ft²

LIVING AREA

2011

YEAR BUILT

VALUATION

\$272K

\$256K low

\$288K high

Last Sale

\$273,000 · Sep 12, 2022

Est. Owner Equity

\$53,635

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,523 (2024)
Assessed Value	\$23,220
Previous Assessed	\$20,940
Assessor Market Value	\$232,200

PROPERTY FACTS

Property Type	Single Family Residence
County	West Baton Rouge

CLIMATE RISK

57 FLOOD	10 WILDFIRE	97 HEAT	75 STORM	59 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2022	Resale	Deed	\$273,000	\$150	\$218K
Apr 30, 2018	Resale	Deed	\$223,000	\$122	\$219K
Sep 26, 2017	Resale	Cash Sale Deed	\$167,500	\$92	
May 8, 2013	Resale	Cash Sale Deed	\$227,000	\$125	
Dec 10, 2010	Resale	Cash Sale Deed	\$35,600	\$20	

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	1.6 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
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------