

Single Family Residence **RESIDENTIAL**

6735 RIVER RUN CT

ADDIS, LA 70710

\$250,152 TopHap Estimate · \$135 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,847 ft²

LIVING AREA

2007

YEAR BUILT

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$250K

\$232K low

\$268K high

Last Sale

\$225,000 · Jul 29, 2011

Est. Owner Equity

\$30,856

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$1,555 (2024)
Assessed Value	\$23,550
Previous Assessed	\$21,240
Assessor Market Value	\$235,500

PROPERTY FACTS

Property Type	Single Family Residence
County	West Baton Rouge

CLIMATE RISK

58 FLOOD	14 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
Jul 28, 2011	Resale	Cash Sale Deed	\$225,000	\$122	\$219K
Jul 14, 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	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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