

Single Family Residence **RESIDENTIAL**

6725 RIVER RUN CT

ADDIS, LA 70710

\$268,676 TopHap Estimate · confidence 94 · as of Jul 14, 2026



VALUATION

\$269K

\$252K low

\$285K high

Est. Owner Equity **\$30,592**

Loan-to-Value **91%**

TAX & ASSESSMENT

Property Tax	\$1,519 (2024)
Assessed Value	\$23,180
Previous Assessed	\$20,910
Assessor Market Value	\$231,800

PROPERTY FACTS

Property Type	Single Family Residence
County	West Baton Rouge

CLIMATE RISK

59 FLOOD	11 WILDFIRE	97 HEAT	75 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2017	Resale	Cash Sale Deed	\$238,900		
Oct 27, 2016	Resale	Cash Sale Deed	\$62,900		

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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