

Single Family Residence

RESIDENTIAL

6736 RIVER RUN CT

ADDIS, LA 70710

\$276,461 TopHap Estimate · \$135 / ft² · confidence 93 · as of Jul 14, 2026



2,053 ft²
LIVING AREA

VALUATION

\$276K

\$258K low

\$295K high

Last Sale

\$295,000 · Jun 29, 2021

Est. Owner Equity

\$0

Loan-to-Value

112%

TAX & ASSESSMENT

Property Tax	\$1,809 (2024)
Assessed Value	\$26,180
Previous Assessed	\$23,610
Assessor Market Value	\$261,800

PROPERTY FACTS

Property Type	Single Family Residence
County	West Baton Rouge

CLIMATE RISK

62 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
Jun 28, 2021	Resale	Deed	\$295,000	\$144	\$298K
Sep 22, 2014	Resale	Deed	\$274,225	\$134	\$269K
May 8, 2013	Resale	Cash Sale Deed	\$32,500	\$16	
Dec 6, 2005	Resale	Cash Sale Deed	\$34,000	\$17	\$32K

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
--------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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