

Single Family Residence **RESIDENTIAL**

6746 RIVER RUN CT

ADDIS, LA 70710

\$280,711 TopHap Estimate · \$148 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,894 ft²

LIVING AREA

0.39 ac

LOT SIZE

2013

YEAR BUILT

VALUATION

\$281K

\$266K low

\$295K high

Last Sale

\$244,000 · Sep 3, 2013

Est. Owner Equity

\$35,059

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$1,646 (2025)
Assessed Value	\$24,150
Assessor Market Value	\$241,500

PROPERTY FACTS

Property Type	Single Family Residence
County	WEST BATON ROUGE
Lot (acres)	0.40
Pool	No

CLIMATE RISK

63
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
Apr 17, 2026	Financing	Mortgage			\$246K
Aug 30, 2013	Resale	Cash Sale Deed	\$244,000	\$129	\$240K
Oct 31, 2012	Resale	Cash Sale Deed	\$29,900	\$16	

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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