

Single Family Residence **RESIDENTIAL**

6756 RIVER RUN CT

ADDIS, LA 70710

\$245,095 TopHap Estimate · \$115 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,135 ft²

LIVING AREA

2009

YEAR BUILT

VALUATION

\$245K

\$222K low

\$268K high

Last Sale

\$229,250 · Dec 9, 2024

Est. Owner Equity

\$50,095

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$1,603 (2024)
Assessed Value	\$24,050
Previous Assessed	\$24,050
Assessor Market Value	\$240,500

PROPERTY FACTS

Property Type	Single Family Residence
County	West Baton Rouge

CLIMATE RISK

64 FLOOD	10 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
Dec 6, 2024	Resale	DTOT	\$229,250	\$107	\$183K
Nov 13, 2007	Resale	Cash Sale Deed	\$35,000	\$16	
Jan 30, 2006	Resale	Cash Sale Deed	\$35,000	\$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.