

Single Family Residence **RESIDENTIAL**

6766 RIVER RUN CT

ADDIS, LA 70710

\$404,263 TopHap Estimate · confidence 69 · as of Jul 14, 2026



VALUATION

\$404K

\$277K low

\$532K high

Last Sale	\$32,900 · Jun 3, 2013
Est. Owner Equity	\$105,763
Loan-to-Value	72%

TAX & ASSESSMENT

Property Tax	\$3,739 (2024)
Assessed Value	\$46,100
Previous Assessed	\$39,780

Assessor Market Value

\$461,000

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
May 31, 2013	Resale	Cash Sale Deed	\$32,900		

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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