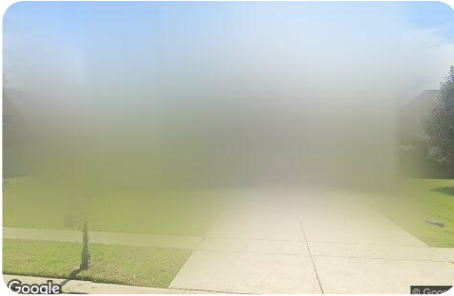


Single Family Residence **RESIDENTIAL**

1263 RUE RIVIERE DR

PORT ALLEN, LA 70767

\$246,421 TopHap Estimate · \$144 / ft² · confidence 93 · as of Jul 14, 2026



2
BATHS

1,717 ft²
LIVING AREA

2012
YEAR BUILT

VALUATION

\$246K

\$228K low

\$265K high

Last Sale

\$195,000 · Sep 1, 2015

Est. Owner Equity

\$47,442

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,187 (2024)
Assessed Value	\$19,750
Previous Assessed	\$16,660
Assessor Market Value	\$197,500

PROPERTY FACTS

Property Type	Single Family Residence
County	West Baton Rouge

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2015	Resale	Deed	\$195,000	\$114	\$199K
May 4, 2012	Resale	Cash Sale Deed	\$181,400	\$106	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brusly High School	High	9–12	1.8 mi
Brusly Middle School	Middle	6–8	1.9 mi
Brusly Elementary School	Elementary	PK–1	2.8 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 70767

126 CRIME INDEX	88 AIR POLLUTION	18,018 POPULATION	\$65K 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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