

Quadplex (4 Units, Any Combination)

RESIDENTIAL

312 RIVER RIDGE DR

BOUTTE, LA 70039



3,072 ft²

LIVING AREA

0.17 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$2,234 (2025)
Assessed Value	\$22,100
Previous Assessed	\$22,100
Assessor Market Value	\$221,000

PROPERTY FACTS

Property Type	Quadplex (4 Units, Any Combination)
Style	Quadraplex
County	SAINT CHARLES
Lot (acres)	0.17
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mimosa Park Elementary School	Elementary	PK–2	1.8 mi
Hahnville High School	High	9–12	1.8 mi
J.B. Martin Middle School	Middle	6–8	3.4 mi

District: St. Charles 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 70039

140 CRIME INDEX	107 AIR POLLUTION	2,812 POPULATION	\$64K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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