

Duplex (2 Units, Any Combination) **RESIDENTIAL**

10724 RUSSELL ST
RIVER RIDGE, LA 70123



0.12 ac
LOT SIZE

VALUATION

Last Sale **\$85,000 · Apr 14, 2010**

TAX & ASSESSMENT

Property Tax	\$1,599 (2025)
Assessed Value	\$12,550
Previous Assessed	\$12,550
Assessor Market Value	\$125,500

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Jefferson
Lot (acres)	0.12
Heating	None

CLIMATE RISK

1 FLOOD	1 WILDFIRE	97 HEAT	60 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2010	Resale	Grant Deed	\$85,000		
Apr 1, 2010	Non-arms-length	Grant Deed	\$20,790		
Sep 9, 2009	Recorded document	Trustees Deed			
Apr 7, 2006	Resale	Grant Deed	\$150,000		\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	2.1 mi
Riverdale High School	High	9–12	3.6 mi

District: Jefferson 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 70123

91 CRIME INDEX	92 AIR POLLUTION	26,125 POPULATION	\$82K 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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