

Single Family Residence **RESIDENTIAL**

# 713 WENDY LN

RIVER RIDGE, LA 70123

**\$275,514** TopHap Estimate · confidence 96 · as of Jul 14, 2026



**0.14 ac**  
LOT SIZE

## VALUATION

**\$276K**

\$266K low

\$285K high

Last Sale

**\$199,900 · Apr 28, 2006**

Est. Owner Equity

**\$110,114**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,679 (2025) |
| Assessed Value        | \$20,670       |
| Previous Assessed     | \$20,670       |
| Assessor Market Value | \$206,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Jefferson               |
| Lot (acres)   | 0.14                    |
| Heating       | None                    |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Apr 26, 2006 | Resale | Warranty Deed | \$199,900 |                    | \$160K |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| Hazel Park/Hilda Knoff Elementary School | Elementary | PK–8   | 1.8 mi   |
| Riverdale High School                    | High       | 9–12   | 2.8 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**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>26,125</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-<br>COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|