

Single Family Residence **RESIDENTIAL**

704 WENDY LN

RIVER RIDGE, LA 70123

\$291,061 TopHap Estimate · confidence 96 · as of Jul 14, 2026



0.14 ac
LOT SIZE

VALUATION

\$291K

\$279K low

\$303K high

Last Sale

\$257,500 · Oct 1, 2019

Est. Owner Equity

\$85,061

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,716 (2025)
Assessed Value	\$21,310
Previous Assessed	\$21,310
Assessor Market Value	\$213,100

PROPERTY FACTS

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

CLIMATE RISK

64 FLOOD	1 WILDFIRE	98 HEAT	69 STORM	7 DROUGHT
-------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2019	Resale	Deed	\$257,500		\$206K
Apr 27, 2006	Resale	Grant Deed	\$225,000		\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	1.8 mi
Riverdale High School	High	9–12	2.9 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------