

Single Family Residence **RESIDENTIAL**

# 1045 FOREST RIDGE LOOP

PEARL RIVER, LA 70452

**\$296,973** TopHap Estimate · \$149 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**1,989 ft<sup>2</sup>**  
LIVING AREA

**1999**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$297K**

**\$285K low**

**\$309K high**

Last Sale

**\$154,000 · Apr 17, 2002**

Est. Owner Equity

**\$151,973**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,383 (2025) |
| Assessed Value        | \$26,158       |
| Previous Assessed     | \$26,158       |
| Assessor Market Value | \$261,582      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Saint Tammany           |
| Heating       | None                    |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Riverside Elementary School  | Elementary | 1–5    | 2.2 mi   |
| Pearl River High School      | High       | 9–12   | 2.7 mi   |
| Creekside Junior High School | Middle     | 6–8    | 3.7 mi   |

District: St. Tammany 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 70452

|                    |                     |                      |                         |                  |                 |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 135<br>CRIME INDEX | 88<br>AIR POLLUTION | 14,555<br>POPULATION | \$69K<br>MEDIAN IN-COME | 67°F<br>AVG TEMP | 58%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**