

Single Family Residence **RESIDENTIAL**

304 NELSON DR

RIVER RIDGE, LA 70123

\$691,439 TopHap Estimate · confidence 96 · as of Jul 14, 2026



0.16 ac
LOT SIZE

VALUATION

\$691K

\$664K low

\$719K high

Last Sale

\$605,000 · Mar 18, 2022

Est. Owner Equity

\$116,689

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$6,369 (2025)
Assessed Value	\$57,470
Previous Assessed	\$57,470
Assessor Market Value	\$574,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.16
Heating	None

CLIMATE RISK

55 FLOOD	1 WILDFIRE	97 HEAT	60 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2022	Resale	Deed	\$605,000		\$575K
May 12, 2017	Resale	Warranty Deed	\$460,000		\$424K
Oct 16, 2014	Resale	Grant Deed	\$240,000		
Jul 19, 2007	Resale	Grant Deed	\$360,000		\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Park/Hilda Knoff Elementary School	Elementary	PK–8	1.5 mi
Riverdale High School	High	9–12	3.2 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	Owner occupied
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