

Residential - Vacant Land

RESIDENTIAL

1609 ROUZAN AVE

BATON ROUGE, LA 70808

0.19 ac

LOT SIZE

VALUATION

Last Sale

\$1,544,264 · Jan 23, 2026

TAX & ASSESSMENT

Property Tax	\$1,496 (2025)
Assessed Value	\$12,200
Previous Assessed	\$12,200
Assessor Market Value	\$122,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	East Baton Rouge
Lot (acres)	0.19

CLIMATE RISK

35

FLOOD

18

WILDFIRE

28

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2026	Financing	Deed			
Jan 23, 2026	Resale	Cash Sale Deed	\$1,544,264		
Mar 25, 2025	Resale	Cash Sale Deed	\$327,806		\$1.1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glasgow Middle School	Middle	6–8	0.2 mi
Westminster Elementary School	Elementary	PK–5	3.0 mi
Tara High School	High	9–12	3.8 mi

District: East Baton Rouge 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 70808

91 CRIME INDEX	88 AIR POLLUTION	33,791 POPULATION	\$90K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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