

Residential - Vacant Land **RESIDENTIAL**

BATON ROUGE, LA 70810

**0.15 ac**  
LOT SIZE

## VALUATION

Last Sale **\$1,275,000 · Sep 5, 2025**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$214 (2025)</b> |
| Assessed Value        | <b>\$1,820</b>      |
| Previous Assessed     | <b>\$1,820</b>      |
| Assessor Market Value | <b>\$18,200</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>East Baton Rouge</b>          |
| Lot (acres)   | <b>0.15</b>                      |

## CLIMATE RISK

**89**  
FLOOD

**24**  
WILDFIRE

**97**  
HEAT

**71**  
STORM

**59**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Magnolia Woods Elementary School | Elementary | PK-5   | 4.7 mi   |
| Tara High School                 | High       | 9-12   | 8.6 mi   |
| Westdale Middle School           | Middle     | 6-8    | 8.7 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 70810

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>41,451</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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