

Single Family Residence **RESIDENTIAL**

9044 THISTLE RIDGE DR

BATON ROUGE, LA 70809

\$393,733 TopHap Estimate · \$165 / ft² · confidence 95 · as of Jul 14, 2026



2,384 ft²
LIVING AREA

0.59 ac
LOT SIZE

VALUATION

\$394K

\$374K low

\$413K high

Last Sale

\$372,500 · Mar 25, 2025

Est. Owner Equity

\$95,733

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,094 (2025)
Assessed Value	\$34,350
Assessor Market Value	\$343,500

PROPERTY FACTS

Property Type	Single Family Residence
County	EAST BATON ROUGE
Lot (acres)	0.58
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2025	Resale	Cash Sale Deed	\$372,500	\$156	\$298K
Dec 17, 2020	Resale	Grant Deed	\$295,000	\$124	\$286K
Dec 28, 2007	Resale	Warranty Deed	\$180,000	\$76	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodlawn High School	High	9–12	1.4 mi
Woodlawn Elementary School	Elementary	PK–5	1.6 mi
Woodlawn Middle School	Middle	6–8	2.1 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 70809

103 CRIME INDEX	89 AIR POLLUTION	25,714 POPULATION	\$93K 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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