

Single Family Residence **RESIDENTIAL**

3246 RIVERBROOK CT

BATON ROUGE, LA 70820

\$341,688 TopHap Estimate · \$153 / ft² · confidence 97 · as of Jul 14, 2026



2,231 ft²
LIVING AREA

1997
YEAR BUILT

VALUATION

\$342K

\$330K low

\$353K high

Last Sale

\$270,000 · Dec 13, 2021

Est. Owner Equity

\$171,688

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,235 (2025)
Assessed Value	\$25,650
Previous Assessed	\$25,650
Assessor Market Value	\$256,500

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2021	Resale	Deed	\$270,000	\$121	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKinley Senior High School	High	9–12	2.8 mi
Highland Elementary School	Elementary	PK–5	3.1 mi
Glasgow Middle School	Middle	6–8	3.7 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 70820

138 CRIME INDEX	90 AIR POLLUTION	24,690 POPULATION	\$53K 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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