

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 4703 ROSEMONT PL

NEW ORLEANS, LA 70126



**6**

BEDS

**2**

BATHS

**1,686 ft²**

LIVING AREA

**0.16 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,901 (2025)</b> |
| Assessed Value        | <b>\$14,400</b>       |
| Assessor Market Value | <b>\$144,000</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| Style         | <b>Duplex Single</b>                     |
| County        | <b>ORLEANS</b>                           |
| Lot (acres)   | <b>0.16</b>                              |

|              |       |
|--------------|-------|
| Construction | Brick |
| Pool         | No    |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|----------------|-----------|--------------------|--------|
| Dec 12, 2023 | Resale | Cash Sale Deed | \$160,000 | \$95               | \$128K |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| Mary Bethune Elementary Literature/Technology | Elementary | PK–8   | 3.7 mi   |
| Benjamin Franklin Elementary Math and Science | Middle     | PK–8   | 9.5 mi   |

District: Orleans 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 70126

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>26,226</b><br>POPULATION | <b>\$40K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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