

Single Family Residence **RESIDENTIAL**

# 530 PLANTATION RIDGE LN

BATON ROUGE, LA 70810

**\$482,179** TopHap Estimate · \$175 / ft² · confidence 94 · as of Jul 14, 2026



**2,761 ft²**  
LIVING AREA

**1993**  
YEAR BUILT

## VALUATION

**\$482K**

**\$451K low**

**\$513K high**

Last Sale

**\$260,000 · Mar 1, 2006**

Est. Owner Equity

**\$215,929**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,228 (2025) |
| Assessed Value        | \$45,557       |
| Previous Assessed     | \$45,557       |
| Assessor Market Value | \$455,570      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | East Baton Rouge        |
| Heating       | None                    |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 97<br>HEAT | 73<br>STORM | 28<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------|-----------|--------------------|--------|
| Feb 22, 2006 | Resale           | Grant Deed    | \$260,000 | \$94               | \$272K |
| Sep 21, 2005 | Resale           | Grant Deed    | \$260,000 | \$94               |        |
| Aug 10, 2005 | Non-arms-length  | Trustees Deed | \$200,000 | \$72               |        |
| Dec 2, 2004  | Foreclosure sale | Trustees Deed | \$262,405 | \$95               |        |
| Dec 2, 2004  | Foreclosure sale | Trustees Deed | \$262,405 | \$95               |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Wildwood Elementary School | Elementary | PK–5   | 2.6 mi   |
| Woodlawn High School       | High       | 9–12   | 4.2 mi   |
| Woodlawn Middle School     | Middle     | 6–8    | 4.7 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 | <b>Absentee owner</b> |
|-----------|-----------------------|