

Single Family Residence

RESIDENTIAL

1874 WINTER RIDGE AVE

BATON ROUGE, LA 70816

\$187,947 TopHap Estimate · \$151 / ft² · confidence 96 · as of Jul 14, 2026



1,246 ft²
LIVING AREA

0.11 ac
LOT SIZE

1984
YEAR BUILT

VALUATION

\$188K

\$181K low

\$195K high

Est. Owner Equity

\$50,747

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$1,320 (2025)
Assessed Value	\$17,444
Assessor Market Value	\$174,440

PROPERTY FACTS

Property Type	Single Family Residence
County	EAST BATON ROUGE
Lot (acres)	0.11
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2020	Resale	Grant Deed	\$145,000	\$116	\$137K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	PK–5	0.9 mi
Southeast Middle School	Middle	6–8	1.0 mi
Broadmoor Senior High School	High	9–12	3.0 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 70816

86 CRIME INDEX	87 AIR POLLUTION	44,040 POPULATION	\$69K 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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