

Single Family Residence **RESIDENTIAL**

# 3532 RIVERWAY DR

BATON ROUGE, LA 70820

**\$399,151** TopHap Estimate · \$172 / ft² · confidence 98 · as of Jul 14, 2026



**2,322 ft²**  
LIVING AREA

**0.37 ac**  
LOT SIZE

**1994**  
YEAR BUILT

## VALUATION

**\$399K**

\$392K low

\$406K high

Last Sale

**\$306,719 · Apr 9, 2024**

Est. Owner Equity

**\$84,151**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,864 (2025) |
| Assessed Value        | \$29,140       |
| Previous Assessed     | \$27,750       |
| Assessor Market Value | \$291,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | EAST BATON ROUGE        |
| Lot (acres)   | 0.37                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|----------------|-----------|--------------------|--------|
| Apr 8, 2024  | Resale | Cash Sale Deed | \$306,719 | \$132              | \$125K |
| Jul 10, 2015 | Resale | Warranty Deed  | \$25,000  | \$11               | \$245K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| McKinley Senior High School | High       | 9–12   | 2.9 mi   |
| Highland Elementary School  | Elementary | PK–5   | 3.2 mi   |
| Glasgow Middle School       | Middle     | 6–8    | 3.8 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**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>138</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>24,690</b><br>POPULATION | <b>\$53K</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>Owner occupied</b> |
|-----------|-----------------------|