

Single Family Residence

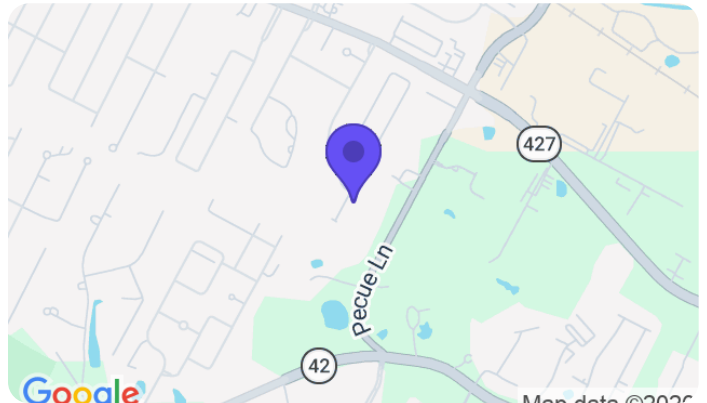
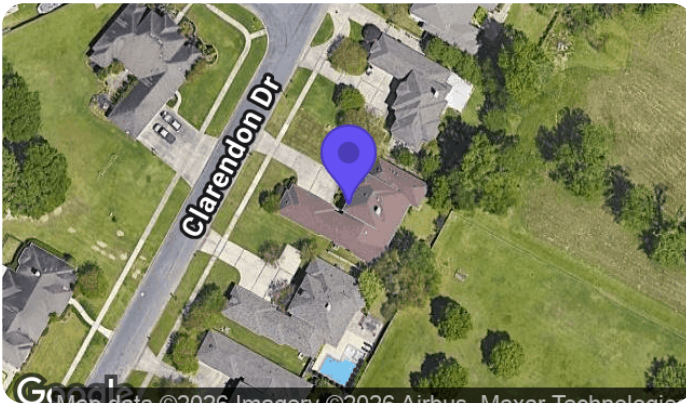
**RESIDENTIAL**

# 13735 CLARENDON DR

BATON ROUGE, LA 70810

**\$722,620**

TopHap Estimate · \$196 / ft² · confidence 93 · as of Jul 14, 2026



**3,687 ft²**

LIVING AREA

**1999**

YEAR BUILT

## VALUATION

**\$723K**

\$669K low

\$776K high

Last Sale

**\$660,000 · Aug 21, 2024**

Est. Owner Equity

**\$194,620**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,042 (2025) |
| Assessed Value        | \$62,700       |
| Previous Assessed     | \$61,280       |
| Assessor Market Value | \$627,000      |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 11<br>WILDFIRE | 97<br>HEAT | 72<br>STORM | 28<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

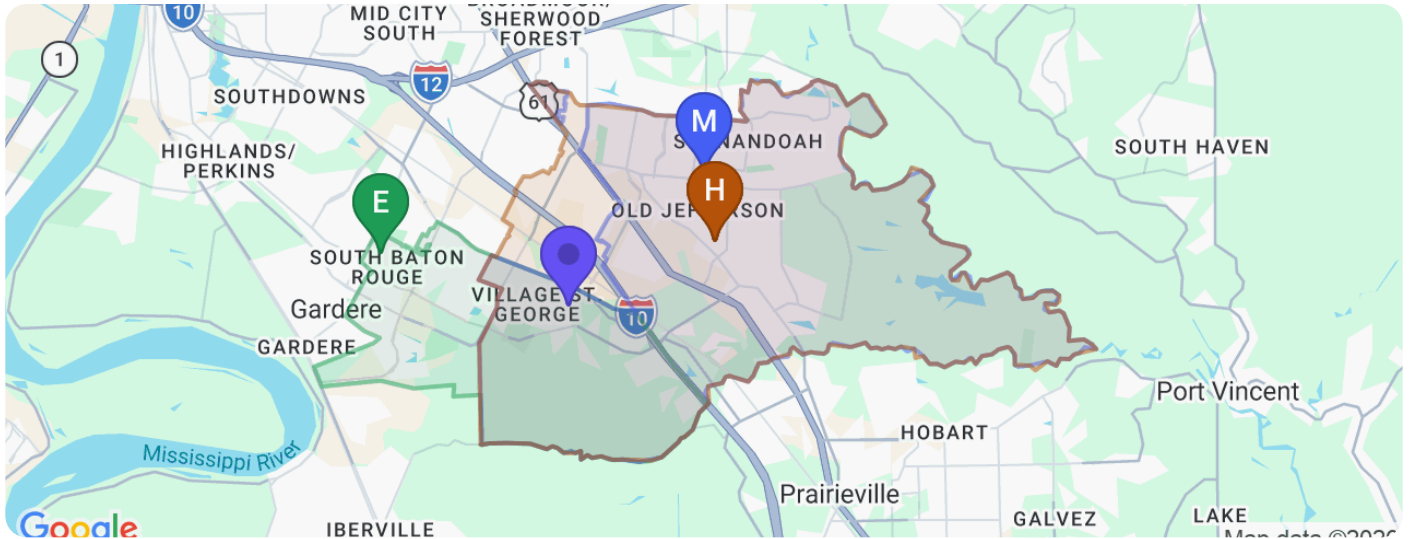
## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|----------------|-----------|--------------------|--------|
| Aug 20, 2024 | Resale | Cash Sale Deed | \$660,000 | \$179              | \$528K |
| Sep 15, 2022 | Resale | Cash Sale Deed | \$645,000 | \$175              |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Woodlawn High School       | High       | 9–12   | 3.0 mi   |
| Woodlawn Middle School     | Middle     | 6–8    | 3.5 mi   |
| Wildwood Elementary School | Elementary | PK–5   | 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 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 | Owner occupied |
|-----------|----------------|