

Single Family Residence **RESIDENTIAL**

1947 WINTER RIDGE AVE

BATON ROUGE, LA 70816

\$190,916 TopHap Estimate · \$171 / ft² · confidence 95 · as of Jul 14, 2026



1,117 ft²
LIVING AREA

1988
YEAR BUILT

VALUATION

\$191K

\$182K low

\$200K high

Last Sale

\$140,000 · Jul 24, 2013

Est. Owner Equity

\$81,916

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$1,098 (2025)
Assessed Value	\$15,638
Previous Assessed	\$15,638
Assessor Market Value	\$156,380

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2013	Resale	Warranty Deed	\$140,000	\$125	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southeast Middle School	Middle	6–8	0.9 mi
Twin Oaks Elementary School	Elementary	PK–5	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
--------------------------	----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------