

Single Family Residence **RESIDENTIAL**

# 1884 WINTER RIDGE AVE

BATON ROUGE, LA 70816

**\$181,834** TopHap Estimate · \$146 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**1,246 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**1986**  
YEAR BUILT

## VALUATION

**\$182K**

\$175K low

\$188K high

Est. Owner Equity

**\$0**

Loan-to-Value

**117%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,243 (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 <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Oct 18, 2019 | Resale | Grant Deed | \$162,500 | \$130              | \$200K |
| Jan 8, 2015  | Resale | Grant Deed | \$103,000 | \$83               | \$98K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Twin Oaks Elementary School  | Elementary | PK–5   | 1.0 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**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>44,040</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-<br>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> |
|-----------|-----------------------|