

Single Family Residence **RESIDENTIAL**

# 5786 RIVERBEND BLVD

BATON ROUGE, LA 70820

**\$448,012** TopHap Estimate · \$156 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2,867 ft<sup>2</sup>**  
LIVING AREA

**1979**  
YEAR BUILT

## VALUATION

**\$448K**

**\$428K low**

**\$468K high**

Last Sale

**\$288,000 · Jun 15, 2018**

Est. Owner Equity

**\$144,135**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,497 (2025) |
| Assessed Value        | \$40,900       |
| Previous Assessed     | \$40,900       |
| Assessor Market Value | \$409,000      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jun 14, 2018 | Resale | Grant Deed | \$288,000 | \$100              | \$230K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Highland Elementary School  | Elementary | PK–5   | 3.0 mi   |
| McKinley Senior High School | High       | 9–12   | 3.1 mi   |
| Glasgow Middle School       | Middle     | 6–8    | 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 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> |
|-----------|-----------------------|