

Single Family Residence

**RESIDENTIAL**

# 6318 RIVERBEND BLVD

BATON ROUGE, LA 70820

**\$441,436** TopHap Estimate · \$158 / ft² · confidence 95 · as of Jul 14, 2026



**2,800 ft²**  
LIVING AREA

**1988**  
YEAR BUILT

## VALUATION

**\$441K**

\$420K low

\$463K high

Last Sale

**\$419,000 · Jul 29, 2024**

Est. Owner Equity

**\$64,336**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,792 (2025) |
| Assessed Value        | \$39,810       |
| Previous Assessed     | \$39,810       |
| Assessor Market Value | \$398,100      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|----------------|-----------|--------------------|--------|
| Jul 26, 2024 | Resale | Cash Sale Deed | \$419,000 | \$150              | \$377K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Highland Elementary School  | Elementary | PK–5   | 3.1 mi   |
| McKinley Senior High School | High       | 9–12   | 3.5 mi   |
| Glasgow Middle School       | Middle     | 6–8    | 3.9 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> |
|-----------|-----------------------|