

Single Family Residence

RESIDENTIAL

1865 WINTER RIDGE AVE

BATON ROUGE, LA 70816

\$199,287 TopHap Estimate · \$160 / ft² · confidence 95 · as of Jul 14, 2026



1,246 ft²
LIVING AREA

1984
YEAR BUILT

VALUATION

\$199K

\$189K low

\$209K high

Last Sale

\$192,000 · Dec 22, 2021

Est. Owner Equity

\$397

Loan-to-Value

109%

TAX & ASSESSMENT

Property Tax	\$1,418 (2025)
Assessed Value	\$18,240
Previous Assessed	\$18,240
Assessor Market Value	\$182,400

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2021	Resale	Deed	\$192,000	\$154	\$189K

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

86 CRIME INDEX	87 AIR POLLUTION	44,040 POPULATION	\$69K MEDIAN IN- COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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