

Single Family Residence

RESIDENTIAL

6012 RIVERBEND BLVD

BATON ROUGE, LA 70820

\$450,609

TopHap Estimate · \$170 / ft² · confidence 93 · as of Jul 14, 2026



2,647 ft²

LIVING AREA

1988

YEAR BUILT

VALUATION

\$451K

\$419K low

\$482K high

Last Sale

\$370,000 · Jul 2, 2014

Est. Owner Equity

\$144,609

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$4,346 (2025)
Assessed Value	\$39,705
Previous Assessed	\$39,705
Assessor Market Value	\$397,050

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2014	Resale	Warranty Deed	\$370,000	\$140	\$315K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Elementary School	Elementary	PK–5	3.0 mi
McKinley Senior High School	High	9–12	3.3 mi
Glasgow Middle School	Middle	6–8	3.8 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

138 CRIME INDEX	90 AIR POLLUTION	24,690 POPULATION	\$53K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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