

Single Family Residence **RESIDENTIAL**

1814 WINTER RIDGE AVE

BATON ROUGE, LA 70816

\$71,363 TopHap Estimate · \$53 / ft² · confidence 92 · as of Jul 14, 2026



1,346 ft²
LIVING AREA

1986
YEAR BUILT

VALUATION

\$71K

\$65K low

\$77K high

Last Sale

\$70,000 · Jul 15, 2025

Est. Owner Equity

\$21,363

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$96 (2025)
Assessed Value	\$6,900
Previous Assessed	\$6,900
Assessor Market Value	\$69,000

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2025	Resale	Cash Sale Deed	\$70,000	\$52	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	PK–5	0.9 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
--------------------------	----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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