

Single Family Residence

**RESIDENTIAL**

# 6319 RIVERBEND BLVD

BATON ROUGE, LA 70820

**\$515,733** TopHap Estimate · \$180 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2,868 ft<sup>2</sup>**  
LIVING AREA

**1984**  
YEAR BUILT

## VALUATION

**\$516K**

\$473K low

\$558K high

Est. Owner Equity

**\$515,733**

## TAX & ASSESSMENT

Property Tax

**\$5,033 (2025)**

Assessed Value

**\$45,150**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$45,150  |
| Assessor Market Value | \$451,500 |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Sep 18, 2024 | Financing | Intrafamily Transfer |       |        |      |
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## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Highland Elementary School  | Elementary | PK–5   | 3.1 mi   |
| McKinley Senior High School | High       | 9–12   | 3.4 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

**Owner occupied**