

Single Family Residence

RESIDENTIAL

446 RANCHWOOD DR

BATON ROUGE, LA 70815

\$218,599 TopHap Estimate · \$130 / ft² · confidence 91 · as of Jun 23, 2026

1,684 ft²

LIVING AREA

VALUATION

\$219K

\$199K low

\$238K high

Last Sale

\$66,700 · Jan 3, 2017

Est. Owner Equity

\$7,007

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax

\$2,049 (2025)

Assessed Value

\$16,100

Previous Assessed

\$16,100

Assessor Market Value

\$161,000

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2017	Financing	Grant Deed			\$212K
Dec 29, 2016	Resale	Grant Deed	\$66,700	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Audubon Elementary School	Elementary	PK–5	0.5 mi
Broadmoor Senior High School	High	9–12	0.8 mi
Southeast Middle School	Middle	6–8	3.3 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 70815

84 CRIME INDEX	86 AIR POLLUTION	29,179 POPULATION	\$63K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner