

Single Family Residence **RESIDENTIAL**

5312 RIVERBEND BLVD

BATON ROUGE, LA 70820

\$452,366 TopHap Estimate · \$155 / ft² · confidence 89 · as of Jul 14, 2026



2,915 ft²
LIVING AREA

1985
YEAR BUILT

VALUATION

\$452K

\$404K low

\$501K high

Last Sale

\$235,600 · Mar 2, 1987

Est. Owner Equity

\$210,201

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,573 (2025)
Assessed Value	\$41,500
Previous Assessed	\$41,500
Assessor Market Value	\$415,000

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKinley Senior High School	High	9–12	2.7 mi
Highland Elementary School	Elementary	PK–5	2.8 mi
Glasgow Middle School	Middle	6–8	3.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied