

Single Family Residence **RESIDENTIAL**

9534 CABERNET DR

BATON ROUGE, LA 70817

\$505,765 TopHap Estimate · \$176 / ft² · confidence 93 · as of Jul 14, 2026



2,880 ft²
LIVING AREA

2007
YEAR BUILT

VALUATION

\$506K

\$470K low

\$541K high

Last Sale

\$60,900 · Sep 6, 2006

Est. Owner Equity

\$123,265

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,402 (2025)
Assessed Value	\$45,820
Previous Assessed	\$45,820
Assessor Market Value	\$458,200

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodlawn High School	High	9–12	2.0 mi
Woodlawn Elementary School	Elementary	PK–5	2.1 mi
Woodlawn Middle School	Middle	6–8	2.9 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 70817

59 CRIME INDEX	87 AIR POLLUTION	35,429 POPULATION	\$99K 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