

Single Family Residence

RESIDENTIAL

3312 RUE D ORLEANS

BATON ROUGE, LA 70810

\$689,900 TopHap Estimate · \$239 / ft² · confidence 98 · as of Jul 14, 2026



2,886 ft²
LIVING AREA

0.18 ac
LOT SIZE

2010
YEAR BUILT

VALUATION

\$690K

\$677K low

\$703K high

Est. Owner Equity

\$289,900

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,859 (2025)
Assessed Value	\$57,060
Assessor Market Value	\$570,600

PROPERTY FACTS

Property Type	Single Family Residence
County	EAST BATON ROUGE
Lot (acres)	0.18
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Magnolia Woods Elementary School	Elementary	PK–5	4.7 mi
Tara High School	High	9–12	8.5 mi
Westdale Middle School	Middle	6–8	8.8 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 70810

67 CRIME INDEX	89 AIR POLLUTION	41,451 POPULATION	\$101K 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