

Single Family Residence **RESIDENTIAL**

9554 CABERNET DR

BATON ROUGE, LA 70817

\$444,466 TopHap Estimate · \$189 / ft² · confidence 96 · as of Jul 14, 2026



2,350 ft²
LIVING AREA

2007
YEAR BUILT

VALUATION

\$444K

\$425K low

\$464K high

Last Sale

\$445,000 · Jun 30, 2025

Est. Owner Equity

\$88,466

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,479 (2025)
Assessed Value	\$37,720
Previous Assessed	\$37,720
Assessor Market Value	\$377,200

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2025	Resale	Cash Sale Deed	\$445,000	\$189	\$356K
May 8, 2024	Resale	Cash Sale Deed	\$397,000	\$169	\$377K
Jul 11, 2007	Resale	Grant Deed	\$319,000	\$136	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodlawn High School	High	9–12	2.1 mi
Woodlawn Elementary School	Elementary	PK–5	2.1 mi
Woodlawn Middle School	Middle	6–8	3.0 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
--------------------------	----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------