

Single Family Residence **RESIDENTIAL**

4761 RITTERMAN AVE

BATON ROUGE, LA 70805

\$96,675 TopHap Estimate · confidence 86 · as of Jul 14, 2026



VALUATION

\$97K

\$83K low

\$110K high

Last Sale	\$86,000 · Feb 16, 2023
Est. Owner Equity	\$14,975
Loan-to-Value	93%

TAX & ASSESSMENT

Property Tax	\$1,002 (2025)
Assessed Value	\$8,170
Previous Assessed	\$8,170

Assessor Market Value

\$81,700

PROPERTY FACTS

Property Type

Single Family Residence

County

East Baton Rouge

Heating

None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 10, 2023	Resale	Deed	\$86,000		\$82K
Apr 15, 2016	Resale	Grant Deed	\$10,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winbourne Elementary School	Elementary	PK–5	0.4 mi
Istrouma High School	High	9–12	0.6 mi
Capitol Middle School	Middle	6–8	0.9 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 70805

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CRIME INDEX

91

AIR POLLUTION

27,531

POPULATION

\$32K

MEDIAN IN-COME

67°F

AVG TEMP

60%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied