

Single Family Residence **RESIDENTIAL**

4952 RITTERMAN AVE

BATON ROUGE, LA 70805

\$148,491 TopHap Estimate · confidence 89 · as of Jul 14, 2026



VALUATION

\$148K

\$132K low

\$165K high

Last Sale

\$130,000 · Aug 13, 2024

Est. Owner Equity

\$22,391

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax

\$729 (2025)

Assessed Value

\$12,350

Previous Assessed

\$1,703

Assessor Market Value

\$123,500

PROPERTY FACTS

Property Type

Single Family Residence

County

East Baton Rouge

Heating

None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2024	Resale	Cash Sale Deed	\$130,000		\$126K
Feb 5, 2024	Resale	Cash Sale Deed	\$30,000		\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winbourne Elementary School	Elementary	PK–5	0.4 mi
Istrouma High School	High	9–12	0.7 mi
Capitol Middle School	Middle	6–8	0.8 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 70805

139

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