

Single Family Residence **RESIDENTIAL**

# 3531 RIVERWAY DR

BATON ROUGE, LA 70820

**\$330,000** TopHap Estimate · \$130 / ft² · confidence 96 · as of Jul 14, 2026



**2,531 ft²**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**1994**  
YEAR BUILT

## VALUATION

**\$330K**

\$318K low

\$342K high

Last Sale

**\$318,000 · Jul 15, 2026**

Est. Owner Equity

**\$75,600**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,309 (2025) |
| Assessed Value        | \$34,169       |
| Assessor Market Value | \$341,690      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | EAST BATON ROUGE        |
| Lot (acres)   | 0.28                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jul 13, 2026 | Resale | Deed          | \$318,000 | \$126              | \$254K |
| May 19, 2017 | Resale | Grant Deed    | \$270,000 | \$107              | \$216K |
| Sep 25, 2006 | Resale | Warranty Deed | \$236,500 | \$93               | \$127K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| McKinley Senior High School | High       | 9–12   | 3.0 mi   |
| Highland Elementary School  | Elementary | PK–5   | 3.2 mi   |
| Glasgow Middle School       | Middle     | 6–8    | 3.8 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 70820**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>138</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>24,690</b><br>POPULATION | <b>\$53K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|