

Single Family Residence **RESIDENTIAL**

## 2952 RUE DAUPHINE

BATON ROUGE, LA 70810

**\$562,980** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2,719 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**2007**  
YEAR BUILT

### VALUATION

**\$563K**

\$514K low

\$611K high

Last Sale

**\$425,000 · Sep 23, 2013**

Est. Owner Equity

**\$87,980**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,525 (2025) |
| Assessed Value        | \$54,220       |
| Assessor Market Value | \$542,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | EAST BATON ROUGE        |
| Lot (acres)   | 0.16                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 54<br>FLOOD | 18<br>WILDFIRE | 97<br>HEAT | 72<br>STORM | 28<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Sep 20, 2013 | Resale | Warranty Deed | \$425,000 | \$156              | \$340K |
| Aug 2, 2007  | Resale | Warranty Deed | \$440,000 | \$162              | \$352K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Magnolia Woods Elementary School | Elementary | PK–5   | 4.6 mi   |
| Tara High School                 | High       | 9–12   | 8.3 mi   |
| Westdale Middle School           | Middle     | 6–8    | 8.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>41,451</b><br>POPULATION | <b>\$101K</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> |
|-----------|-----------------------|