

Single Family Residence **RESIDENTIAL**

1306 RUSTIC PINE DR

BATON ROUGE, LA 70820

\$296,431 TopHap Estimate · confidence 96 · as of Jul 14, 2026



1 ac
LOT SIZE

VALUATION

\$296K

\$285K low

\$308K high

Last Sale

\$295,000 · Jun 14, 2024

Est. Owner Equity

\$60,431

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,329 (2025)
Assessed Value	\$28,030
Previous Assessed	\$25,792
Assessor Market Value	\$280,300

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

CLIMATE RISK

1 FLOOD	27 WILDFIRE	97 HEAT	68 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 14, 2024	Resale	Cash Sale Deed	\$295,000		\$236K
Feb 17, 2021	Resale	Deed	\$246,000		\$197K
Nov 1, 2019	Resale	Grant Deed	\$231,340		\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Zachary High School	High	9–12	1.9 mi
Northwestern Middle School	Middle	7–8	2.3 mi
Rollins Place Elementary School	Elementary	1–2	2.6 mi

District: Zachary Community 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

138 CRIME INDEX	90 AIR POLLUTION	24,690 POPULATION	\$53K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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