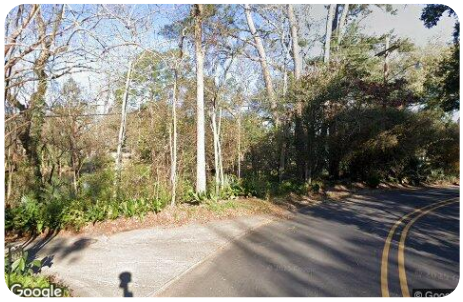
Single Family Residence RESIDENTIAL

2232 ROUZAN AVE

BATON ROUGE, LA 70808

$775,000 TopHap Estimate · confidence 96 · as of Jul 14, 2026



0.14 ac	2022
LOT SIZE	YEAR BUILT

VALUATION

$775K

$748K low — $802K high

Est. Owner Equity	$775,000

TAX & ASSESSMENT

Property Tax	$8,461 (2025)
Assessed Value	$69,020

Assessor Market Value	**$690,200**

PROPERTY FACTS

Property Type	**Single Family Residence**
County	**EAST BATON ROUGE**
Lot (acres)	**0.14**
Pool	**No**

CLIMATE RISK

FLOOD	WILDFIRE	DROUGHT
35	18	28

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Mar 9, 2022	Resale	Cash Sale Deed	$726,536		
Jul 7, 2021	Resale	Deed	$158,400		$30M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glasgow Middle School	Middle	6–8	0.2 mi
Westminster Elementary School	Elementary	PK–5	3.0 mi
Tara High School	High	9–12	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 70808

91	88	33,791	$90K	67°F	60%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

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

OWNERSHIP

Occupancy	**Absentee owner**