

Single Family Residence **RESIDENTIAL**

## 2214 ROUZAN AVE

BATON ROUGE, LA 70808

**\$601,861** TopHap Estimate · confidence 93 · as of Jul 14, 2026



**0.1 ac**  
LOT SIZE

### VALUATION

**\$602K**

\$560K low

\$644K high

Last Sale

**\$573,077 · Sep 24, 2021**

Est. Owner Equity

**\$129,595**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,890 (2025) |
| Assessed Value        | \$54,450       |
| Previous Assessed     | \$54,450       |
| Assessor Market Value | \$544,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | East Baton Rouge        |
| Lot (acres)   | 0.10                    |
| Heating       | None                    |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------|-----------|--------------------|--------|
| Sep 22, 2021 | Resale | Deed | \$573,077 |                    | \$472K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Glasgow Middle School         | Middle     | 6–8    | 0.4 mi   |
| Westminster Elementary School | Elementary | PK–5   | 2.7 mi   |
| Tara High School              | High       | 9–12   | 3.3 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>33,791</b><br>POPULATION | <b>\$90K</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 | Owner occupied |
|-----------|----------------|