

Single Family Residence **RESIDENTIAL**

2208 ROUZAN AVE

BATON ROUGE, LA 70808

\$589,465 TopHap Estimate · confidence 93 · as of Jul 14, 2026



0.1 ac
LOT SIZE

2021
YEAR BUILT

VALUATION

\$589K

\$551K low

\$628K high

Last Sale

\$559,072 · Jan 16, 2025

Est. Owner Equity

\$217,589

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$5,875 (2025)
Assessed Value	\$54,330
Assessor Market Value	\$543,300

PROPERTY FACTS

Property Type	Single Family Residence
County	EAST BATON ROUGE
Lot (acres)	0.10
Pool	No

CLIMATE RISK

41
FLOOD

26
WILDFIRE

97
HEAT

71
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2021	Resale	Deed	\$571,876		\$372K
Feb 19, 2021	Resale	Deed	\$158,400		\$30M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rollins Place Elementary School	Elementary	1–2	0.8 mi
Zachary High School	High	9–12	1.1 mi
Northwestern Middle School	Middle	7–8	1.2 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 70808

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------