

Single Family Residence **RESIDENTIAL**

2207 ROUZAN AVE

BATON ROUGE, LA 70808

\$372,401 TopHap Estimate · confidence 77 · as of Jul 14, 2026



0.12 ac
LOT SIZE

2022
YEAR BUILT

VALUATION

\$372K

\$286K low

\$458K high

Last Sale

\$215,000 · Sep 26, 2025

Est. Owner Equity

\$0

Loan-to-Value

297%

TAX & ASSESSMENT

Property Tax	\$7,077 (2025)
Assessed Value	\$64,130
Assessor Market Value	\$641,300

PROPERTY FACTS

Property Type	Single Family Residence
County	EAST BATON ROUGE
Lot (acres)	0.12
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2022	Resale	Deed	\$675,000		\$1.1M
Feb 9, 2022	Resale	Cash Sale Deed	\$179,625		\$540K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Elementary School	Elementary	PK–5	0.8 mi
Glasgow Middle School	Middle	6–8	1.9 mi
McKinley Senior High School	High	9–12	2.9 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 CRIME INDEX	88 AIR POLLUTION	33,791 POPULATION	\$90K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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