

Single Family Residence **RESIDENTIAL**

2133 ROUZAN AVE

BATON ROUGE, LA 70808

\$368,835 TopHap Estimate · confidence 34 · as of Jul 14, 2026



0.11 ac
LOT SIZE

VALUATION

\$369K

\$125K low

\$612K high

Last Sale

\$945,000 · May 9, 2022

Est. Owner Equity

\$0

Loan-to-Value

208%

TAX & ASSESSMENT

Property Tax	\$10,221 (2025)
Assessed Value	\$89,780
Previous Assessed	\$89,780
Assessor Market Value	\$897,800

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Lot (acres)	0.11
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2022	Resale	Deed	\$945,000		\$756K
Mar 1, 2021	Resale	Deed	\$168,875		\$1M

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	3.4 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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