

Single Family Residence **RESIDENTIAL**

1908 ROUZAN AVE

BATON ROUGE, LA 70808

\$289,559 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.1 ac
LOT SIZE

2020
YEAR BUILT

VALUATION

\$290K

\$236K low

\$344K high

Last Sale

\$559,072 · Jan 16, 2025

Est. Owner Equity

\$0

Loan-to-Value

175%

TAX & ASSESSMENT

Property Tax	\$6,385 (2025)
Assessed Value	\$58,490
Assessor Market Value	\$584,900

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 4, 2020	Resale	Grant Deed	\$510,400		
Feb 5, 2020	Non-arms-length	Grant Deed	\$140,070		\$30M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Zachary High School	High	9–12	3.4 mi
Northwestern Middle School	Middle	7–8	3.9 mi
Rollins Place Elementary School	Elementary	1–2	4.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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