

Single Family Residence **RESIDENTIAL**

# 540 PLANTATION RIDGE LN

BATON ROUGE, LA 70810

**\$550,000** TopHap Estimate · \$239 / ft² · confidence 94 · as of Jul 14, 2026



**2,305 ft²**  
LIVING AREA

**1994**  
YEAR BUILT

## VALUATION

**\$550K**

\$515K low

\$585K high

Last Sale

**\$390,000 · Sep 25, 2017**

Est. Owner Equity

**\$205,000**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,625 (2025) |
| Assessed Value        | \$39,000       |
| Previous Assessed     | \$39,000       |
| Assessor Market Value | \$390,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | East Baton Rouge        |
| Heating       | None                    |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 97<br>HEAT | 73<br>STORM | 28<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Sep 22, 2017 | Resale | Grant Deed | \$390,000 | \$169              | \$356K |
| Jun 21, 2012 | Resale | Grant Deed | \$394,000 | \$171              | \$335K |
| Aug 5, 2011  | Resale | Grant Deed | \$385,000 | \$167              | \$347K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Wildwood Elementary School | Elementary | PK–5   | 2.6 mi   |
| Woodlawn High School       | High       | 9–12   | 4.2 mi   |
| Woodlawn Middle School     | Middle     | 6–8    | 4.7 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 70810

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>41,451</b><br>POPULATION | <b>\$101K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|