

Single Family Residence **RESIDENTIAL**

13645 RIDGEVIEW DR

BATON ROUGE, LA 70817

\$301,073 TopHap Estimate · \$119 / ft² · confidence 92 · as of Jul 14, 2026



2,528 ft²
LIVING AREA

1977
YEAR BUILT

VALUATION

\$301K

\$276K low

\$326K high

Last Sale

\$300,000 · Mar 2, 2026

Est. Owner Equity

\$16,073

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,116 (2025)
Assessed Value	\$17,000
Previous Assessed	\$17,000
Assessor Market Value	\$170,000

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2026	Resale	Cash Sale Deed	\$300,000	\$119	\$285K
Jun 27, 2025	Resale	Cash Sale Deed	\$273,000	\$108	\$218K
Jan 13, 2011	Resale	Warranty Deed	\$170,000	\$67	\$160K
Jun 2, 2008	Recorded document	Tax Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodlawn Middle School	Middle	6–8	0.9 mi
Parkview Elementary School	Elementary	PK–5	1.0 mi
Woodlawn High School	High	9–12	1.8 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 70817

59 CRIME INDEX	87 AIR POLLUTION	35,429 POPULATION	\$99K 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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