

Single Family Residence **RESIDENTIAL**

1854 WINTER RIDGE AVE

BATON ROUGE, LA 70816

\$156,786 TopHap Estimate · \$114 / ft² · confidence 98 · as of Jul 14, 2026



1,370 ft²
LIVING AREA

1986
YEAR BUILT

VALUATION

\$157K

\$153K low

\$160K high

Est. Owner Equity

\$40,986

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,053 (2025)
Assessed Value	\$15,900
Previous Assessed	\$15,900
Assessor Market Value	\$159,000

PROPERTY FACTS

Property Type	Single Family Residence
County	East Baton Rouge
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 27, 2005	Resale	Warranty Deed	\$114,000	\$83	\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	PK–5	0.9 mi
Southeast Middle School	Middle	6–8	1.0 mi
Broadmoor Senior High School	High	9–12	3.0 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 70816

86 CRIME INDEX	87 AIR POLLUTION	44,040 POPULATION	\$69K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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