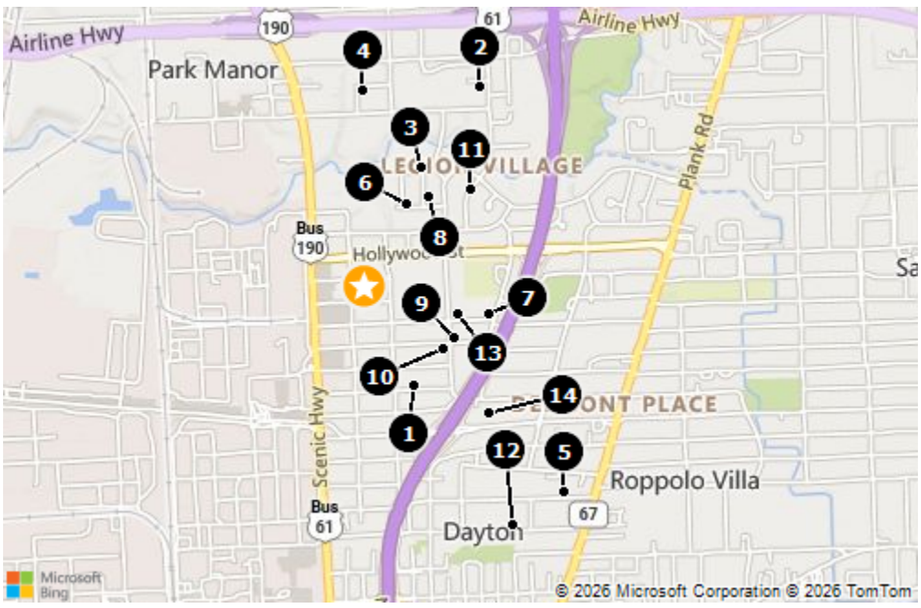
ICE SiteX Report

OrderID: 98665782

SiteX Property Information Report



Subject Property Location

2354 RILEY ST, BATON ROUGE, LA 70805-2547

County:	**EAST BATON ROUGE LA**	Census Tract:	220330003.002009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	391115	Thomas Bros Pg-Grid:	

Valuation

Value:	**$68,000**	FSD:	62	Common Confidence Score:	11
Value Range:	$25,840 - $110,160	ICE Confidence Score:	38		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	99033
Assd Land Value:	$314	Market Land Value:	$3,136	Tax Year:	2025
Assd Improvement:	$3,640	Market Improvment Value:	$36,400	Total Taxable Value:	$71
Total Assessed Value:	$3,954	Total Assessor Market Value:	$39,536	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 3 Section: 2 District: 1ST WARD Subdivision: GARDEN CITY
Abbreviated Description: WARD: 1-2, SUBDIVISION: GARDEN CITY, LOT: 4, BLOCK: 3.
City/Muni/Twp: EBATON ROUGE PARISH

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	864 SF	Baths:		Fireplace:	
Year Built:	1982	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/03/1982	Sales Price:	$29,000
Document #:	789-9500 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 3 Section: 2 District: 1ST WARD Subdivision: GARDEN CITY
Abbreviated Description: WARD: 1-2, SUBDIVISION: GARDEN CITY, LOT: 4, BLOCK: 3.
City/Muni/Twp: EBATON ROUGE PARISH

Area Sales Analysis

Total Area Sales	$847,900	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2006
Price Range - 2 Yrs	$2,100 to $144,500	Age Range	20 years to 20 years
Median Value	$48,500	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**2565 GALVEZ ST** **BATON ROUGE, LA 70805-3331**	07/27/2026	$47,000	$47	1000	//		SF	

APN: 425338 Document #: 13448765
Document Type: Price Code: D

ICE SiteX Report

OrderID: 98665782

Land Use: Single Family Residential
Legal: Lot: 4 Block: 35 Subdivision: EAST GARDEN CITY Abbreviated Description: Lot:4 Block:35 Subdivision:EAST GARDEN CITY

2	.64Mi.	**2848 RALPH ST** **BATON ROUGE, LA 70805-1239**	06/22/2026	$50,000			//	18,844	SF

APN: 415081 Document #: 13440665
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: B Subdivision: MONTE SANO HIGHLAND Abbreviated Description: Lot:B Subdivision:MONTE SANO HIGHLAND

3	.37Mi.	**2575 CHANEY DR** **BATON ROUGE, LA 70805-2016**	06/16/2026	$11,500			//		SF

APN: 371580 Document #: 13439871
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 251 Subdivision: LEGION VILLAGE SD Abbreviated Description: Lot:251 Subdivision:LEGION VILLAGE SD

4	.55Mi.	**6254 BARKSDALE ST** **BATON ROUGE, LA 70805-1109**	06/12/2026	$19,000	$18	1012	//		SF

APN: 456594 Document #: 13439446
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: SHADA PLACE SD Abbreviated Description: Lot:38 Subdivision:SHADA PLACE SD

5	.82Mi.	**3169 SHERWOOD ST** **BATON ROUGE, LA 70805-4062**	06/05/2026	$80,000			//		SF

APN: 307300 Document #: 13438171
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Block: 4 Subdivision: DAYTON SD Abbreviated Description: Lot:32 Block:4 Subdivision:DAYTON SD

6	.32Mi.	**5750 SAURAGE DR** **BATON ROUGE, LA 70805-2033**	03/25/2026	$78,400			//		SF

APN: 401226 Document #: 13424962
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 243 Subdivision: LEGION VILLAGE SD Abbreviated Description: Lot:243 Subdivision:LEGION VILLAGE SD

7	.36Mi.	**2883 LORRAINE ST** **BATON ROUGE, LA 70805-2658**	03/18/2026	$129,900			//		SF

APN: 447668 Document #: 13423514
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: 30 Subdivision: EAST GARDEN CITY SD Abbreviated Description: Lot:24 Block:30 Subdivision:EAST GARDEN CITY SD

8	.31Mi.	**5738 SAURAGE DR** **BATON ROUGE, LA 70805-2033**	02/27/2026	$2,100			//		SF

APN: 345113 Document #: 13420493
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 242 Subdivision: LEGION VILLAGE SD Abbreviated Description: Lot:242 Subdivision:LEGION VILLAGE SD

9	.28Mi.	**2703 IBERIA ST** **BATON ROUGE, LA 70805-2650**	02/13/2026	$16,000			//		SF

APN: 329657 Document #: 13418156
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 32 Subdivision: EAST GARDEN CITY SD Abbreviated Description: Lot:2 Block:32 Subdivision:EAST GARDEN CITY SD

10	.28Mi.	**2674 IBERIA ST** **BATON ROUGE, LA 70805-3344**	01/21/2026	$20,000			//		SF

APN: 336092 Document #: 13414457
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Block: 33 Subdivision: EAST GARDEN CITY Abbreviated Description: Lot:21 Block:33 Subdivision:EAST GARDEN CITY

11	.41Mi.	**5772 ALEXANDER AVE** **BATON ROUGE, LA 70805-2103**	12/05/2025	$95,000			//		SF

APN: 425664 Document #: 13408073
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 194 Subdivision: LEGION VILLAGE SD Abbreviated Description: Lot:194 Subdivision:LEGION VILLAGE SD

12	.78Mi.	**2921 DAYTON ST** **BATON ROUGE, LA 70805-4020**	10/01/2025	$144,500			//	12,632	SF

APN: 30840959 Document #: 13395601
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17A2 Block: 2 Subdivision: DAYTON SD Abbreviated Description: Lot:17A2 Block:2 Subdivision:DAYTON SD

13	.28Mi.	**2727 LORRAINE ST** **BATON ROUGE, LA 70805-2656**	09/25/2025	$126,500	$57	2200	//	2006	SF

APN: 275182 Document #: 13394581
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 4 6 Block: 30 Subdivision: EAST GARDEN CITY SD Abbreviated Description: Lot:2 4 6 Block:30 Subdivision:EAST GARDEN CITY SD

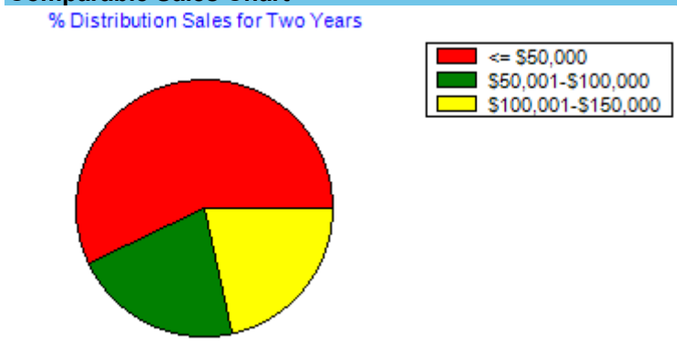
14	.49Mi.	**2876 BYRON ST** **BATON ROUGE, LA 70805-3414**	09/09/2025	$28,000			//		SF

APN: 292761 Document #: 13391530
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 7 Subdivision: DELMONT PLACE SD Abbreviated Description: Lot:6 Block:7 Subdivision:DELMONT PLACE SD

ICE SiteX Report

OrderID: 98665782

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2354 RILEY ST**	**06/03/1982**	$39,536	$3,954	864		1982		
.01Mi.	**2340 RILEY ST**	**01/25/2023**	$9,296	$930	1,728		1982		
.07Mi.	**2404 KELVIN ST**	**10/22/2002**	$17,360	$1,736					
.07Mi.	**2424 KELVIN ST**	**06/19/2009**	$69,664	$6,967					
.08Mi.	**2432 HOLLYWOOD ST**	**08/31/2010**	$64,736	$6,474	1,760		1977		
.08Mi.	**2466 KELVIN ST**	**03/26/2009**	$75,824	$7,583					
.09Mi.	**2367 LORRAINE ST**	**02/02/2008**	$15,000	$1,500					
.1Mi.	**2504 HOLLYWOOD ST**	**11/21/1984**	$395,584	$39,559	3,904		1984		
.11Mi.	**5244 BATON ROUGE AVE**	**04/03/2019**	$29,008	$2,900					
.13Mi.	**2432 LORRAINE ST**	**10/22/2008**	$54,208	$5,421					
.13Mi.	**2508 HOLLYWOOD ST**	**11/06/2019**	$111,552	$11,155	3,933		1985		
.14Mi.	**2512 HOLLYWOOD ST**	**10/07/2025**	$46,800	$4,680					
.15Mi.	**2520 HOLLYWOOD ST**	**12/05/2016**	$16,688	$1,669					
.16Mi.	**2536 HOLLYWOOD ST**	**07/03/1997**	$40,096	$4,010					
.17Mi.	**2548 HOLLYWOOD ST**	**05/31/2007**	$22,288	$2,229					
.18Mi.	**5116 BATON ROUGE AVE**	**01/22/2020**	$20,944	$2,094					

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	35.7 years old	Households:	9,874
Median Household Income:	$32,077	Households w/Family:	56%
Household Income Per Capita:	$17,889	Households w/Family Married:	16%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	East Baton Rouge Parish School District	Students:	39,320
Number of Schools:	81	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.87Mi.	**Winbourne Elementary School** Number of Students: 274 Student-Teacher Ratio: 13.17	F	Public	PK - 5
1.71Mi.	**Istrouma High School** Number of Students: 556 Student-Teacher Ratio: 10.79	D-	Public	9 - 12
3.05Mi.	**Capitol Middle School** Number of Students: 413 Student-Teacher Ratio: 9.57	F	Public	6 - 8

ICE SiteX Report

OrderID: 98665782

Flood Report

The Subject Property of **2354 RILEY ST, BATON ROUGE, LA 70805-2547** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	116%	HIGHER
OVERALL	138%	NOTABLY HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.