

Residential - Vacant Land

RESIDENTIAL

BAYOU RAPIDES RD

ALEXANDRIA, LA 71303

\$313,707 TopHap Estimate · confidence 85 · as of Jun 23, 2026



VALUATION

\$314K

\$267K low

\$361K high

Last Sale

\$332,000 · Sep 30, 2024

Est. Owner Equity

\$121,707

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax

\$445 (2024)

Assessed Value

\$3,500

Previous Assessed

\$3,500

Assessor Market Value

\$35,000

PROPERTY FACTS

Property Type

Residential - Vacant Land

County

Rapides

CLIMATE RISK

10

FLOOD

11

WILDFIRE

100

HEAT

72

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 30, 2024	Resale	Cash Sale Deed	\$332,000		\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mabel Brasher Montessori School	Elementary	PK–5	1.0 mi
Alexandria Middle Magnet School	Middle	6–8	1.6 mi
Bolton High School	High	9–12	2.8 mi

District: Rapides 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 71303

85 CRIME INDEX	93 AIR POLLUTION	21,662 POPULATION	\$79K MEDIAN IN- COME	66°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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