

Residential - Vacant Land

RESIDENTIAL

BAYOU RAPIDES RD

ALEXANDRIA, LA 71303

\$256,583

TopHap Estimate · confidence 85 · as of Jun 23, 2026



VALUATION

\$257K

\$218K low

\$295K high

Last Sale	\$271,000 · Oct 14, 2024
Est. Owner Equity	\$0
Loan-to-Value	104%

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

99

HEAT

72

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2024	Resale	Deed	\$271,000		\$266K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------