

Residential - Vacant Land **RESIDENTIAL**

**BAYOU RAPIDES RD**

ALEXANDRIA, LA 71303

**\$232,260** TopHap Estimate · confidence 85 · as of Jun 23, 2026



**VALUATION**

**\$232K**



\$197K low

\$267K high

|                   |                         |
|-------------------|-------------------------|
| Last Sale         | \$245,000 · Nov 4, 2024 |
| Est. Owner Equity | \$0                     |
| Loan-to-Value     | 104%                    |

**TAX & ASSESSMENT**

|                   |              |
|-------------------|--------------|
| Property Tax      | \$458 (2024) |
| Assessed Value    | \$3,600      |
| Previous Assessed | \$3,600      |

Assessor Market Value

\$36,000

## 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 <sup>2</sup> | LOAN   |
|-------------|--------|----------------|-----------|--------------------|--------|
| Nov 4, 2024 | Resale | Cash Sale Deed | \$245,000 |                    | \$241K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mabel Brasher Montessori School | Elementary | PK–5   | 0.9 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**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>21,662</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-<br>COME | <b>66°F</b><br>AVG TEMP | <b>69%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|