

Residential - Vacant Land

**RESIDENTIAL**

# 1206 RIVERSIDE DR

MONROE, LA 71201

**\$158,913** TopHap Estimate · confidence 59 · as of Jul 14, 2026



**0.16 ac**  
LOT SIZE

## VALUATION

**\$159K**

\$95K low

\$223K high

Est. Owner Equity

**\$158,913**

## TAX & ASSESSMENT

Property Tax

**\$102 (2024)**

Assessed Value

**\$850**

|                       |         |
|-----------------------|---------|
| Previous Assessed     | \$850   |
| Assessor Market Value | \$8,500 |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Ouachita                  |
| Lot (acres)   | 0.16                      |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK

**25**  
FLOOD

**33**  
WILDFIRE

**99**  
HEAT

**76**  
STORM

**6**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Neville High School         | High       | 9–12   | 0.7 mi   |
| Neville Junior High School  | Middle     | 7–8    | 1.4 mi   |
| Lexington Elementary School | Elementary | PK–2   | 1.8 mi   |

District: Monroe City 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 71201

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>117</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>22,219</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-<br>COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|