

Single Family Residence **RESIDENTIAL**

803 FRAZIER RD

RUSTON, LA 71270

\$244,082 TopHap Estimate · \$113 / ft² · confidence 76 · as of Jul 14, 2026



2

BATHS

2,162 ft²

LIVING AREA

2.2 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$244K

\$186K low

\$302K high

Est. Owner Equity

\$244,082

TAX & ASSESSMENT

Property Tax	\$1,849 (2024)
Assessed Value	\$22,263
Previous Assessed	\$19,971
Assessor Market Value	\$222,634

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.20

Porch · 1,457 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2024	Financing	DTOT			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.2 mi
Ruston High School	High	9–12	2.8 mi
Ruston Junior High School	Middle	7–8	3.4 mi

District: Lincoln 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 71270

105 CRIME INDEX	118 AIR POLLUTION	34,356 POPULATION	\$50K MEDIAN IN-COME	65°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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