

Miscellaneous (Residential) RESIDENTIAL

899 FRAZIER RD  
RUSTON, LA 71270



2.56 ac  
LOT SIZE

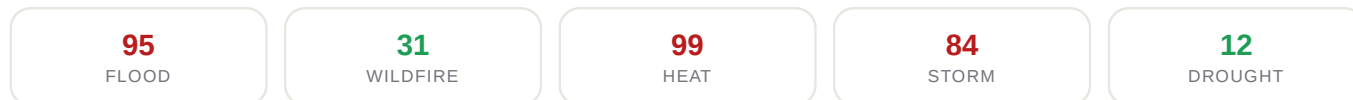
TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$313 (2024) |
| Assessed Value        | \$2,121      |
| Previous Assessed     | \$2,435      |
| Assessor Market Value | \$18,253     |

PROPERTY FACTS

|               |                             |
|---------------|-----------------------------|
| Property Type | Miscellaneous (Residential) |
| County        | Lincoln                     |
| Lot (acres)   | 2.56                        |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|----------------|----------|--------------------|------|
| Mar 25, 2008 | Resale | Cash Sale Deed | \$55,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 1.5 mi   |
| Ruston High School          | High       | 9–12   | 3.0 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 3.7 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



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

## OWNERSHIP

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