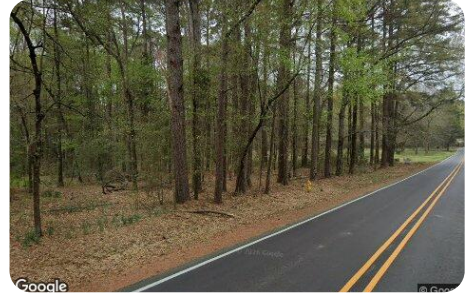


Single Family Residence **RESIDENTIAL**

208 FRAZIER RD

RUSTON, LA 71270

\$378,777 TopHap Estimate · \$173 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

2,190 ft²

LIVING AREA

2.24 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$379K

\$332K low

\$425K high

Last Sale

\$229,500 · Jun 24, 2016

Est. Owner Equity

\$378,777

TAX & ASSESSMENT

Property Tax	\$2,898 (2024)
Assessed Value	\$33,945
Previous Assessed	\$26,038
Assessor Market Value	\$339,453

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.24

Porch · 796 ft²

CLIMATE RISK

52 FLOOD	21 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2011	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.6 mi
Ruston High School	High	9–12	2.1 mi
Ruston Junior High School	Middle	7–8	2.7 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

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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