

Single Family Residence **RESIDENTIAL**

804 FRAZIER RD

RUSTON, LA 71270

\$330,608 TopHap Estimate · \$172 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,924 ft²

LIVING AREA

0.86 ac

LOT SIZE

2015

YEAR BUILT

2

PARKING

VALUATION

\$331K

\$308K low

\$354K high

Last Sale

\$295,000 · Aug 16, 2021

Est. Owner Equity

\$40,952

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$2,121 (2024)
Assessed Value	\$24,851
Previous Assessed	\$23,249
Assessor Market Value	\$248,507

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.86

Porch · 171 ft²

CLIMATE RISK

1
FLOOD

31
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2021	Resale	Deed	\$295,000	\$153	\$290K
Aug 24, 2017	Resale	Deed	\$269,000	\$140	\$262K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.3 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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