

Single Family Residence **RESIDENTIAL**

205 FRAZIER RD

RUSTON, LA 71270

\$277,747 TopHap Estimate · \$190 / ft² · confidence 72 · as of Jul 14, 2026



2

BATHS

1,458 ft²

LIVING AREA

0.47 ac

LOT SIZE

1966

YEAR BUILT

2

PARKING

VALUATION

\$278K

\$201K low

\$354K high

Est. Owner Equity

\$0

Loan-to-Value

567%

TAX & ASSESSMENT

Property Tax	\$1,060 (2025)
Assessed Value	\$12,413
Assessor Market Value	\$124,134

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	0.47
Pool	No

Porch · 509 ft²

CLIMATE RISK

16
FLOOD

22
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2026	Quitclaim	Quit Claim Transfer			
Jul 28, 2025	Non-arms-length	Redemption Deed	\$2,003	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.7 mi
Ruston High School	High	9–12	2.2 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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