

Single Family Residence **RESIDENTIAL**

# 104 FRAZIER RD

RUSTON, LA 71270

**\$341,433** TopHap Estimate · \$137 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BATHS

**2,497 ft<sup>2</sup>**  
LIVING AREA

**0.47 ac**  
LOT SIZE

**1976**  
YEAR BUILT

## VALUATION

**\$341K**

\$327K low

\$356K high

Last Sale

**\$314,500 · Aug 20, 2024**

Est. Owner Equity

**\$31,492**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,051 (2024) |
| Assessed Value        | \$24,028       |
| Previous Assessed     | \$24,028       |
| Assessor Market Value | \$240,279      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.47                    |

Porch · 1,734 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 22<br>WILDFIRE | 99<br>HEAT | 83<br>STORM | 12<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT² | LOAN   |
|--------------|--------|----------------|-----------|--------|--------|
| Aug 19, 2024 | Resale | Cash Sale Deed | \$314,500 | \$126  |        |
| Nov 16, 2018 | Resale | Deed           | \$270,000 | \$108  | \$285K |
| Mar 29, 2018 | Resale | Deed           | \$185,000 | \$74   | \$148K |

## 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    | 2.5 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|