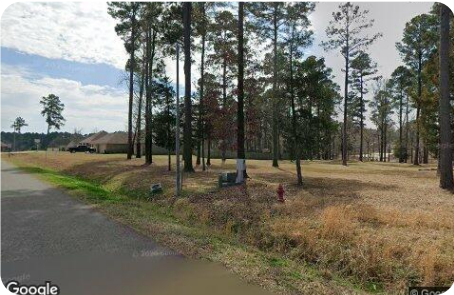


Residential - Vacant Land **RESIDENTIAL**

FROGMORE DR
RUSTON, LA 71270



1.33 ac
LOT SIZE

VALUATION

Last Sale **\$60,000 · Jul 12, 2023**

TAX & ASSESSMENT

Property Tax	\$373 (2024)
Assessed Value	\$4,824
Previous Assessed	\$5,805
Assessor Market Value	\$48,240

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Lincoln
Lot (acres)	1.33

CLIMATE RISK

1 FLOOD	39 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 9, 2025	Resale	Cash Sale Deed	\$60,000		\$48K
Jul 11, 2023	Resale	Cash Sale Deed	\$60,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Choudrant High School	Middle	6–12	5.1 mi
Choudrant Elementary School	Elementary	PK–5	6.1 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	Absentee owner
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