

Residential - Vacant Land **RESIDENTIAL**

**2115 ASHLAND ST**  
RUSTON, LA 71270



**2.75 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$55,000 · Nov 7, 2022**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$532 (2024)</b> |
| Assessed Value        | <b>\$6,238</b>      |
| Previous Assessed     | <b>\$3,525</b>      |
| Assessor Market Value | <b>\$62,375</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Lincoln                   |
| Lot (acres)   | 2.75                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 65<br>FLOOD | 38<br>WILDFIRE | 99<br>HEAT | 83<br>STORM | 12<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE    | \$/FT <sup>2</sup> | LOAN |
|-------------|--------|------|----------|--------------------|------|
| Nov 4, 2022 | Resale | Deed | \$55,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Glen View Elementary School | Elementary | KG–2   | 0.4 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 0.8 mi   |
| Ruston High School          | High       | 9–12   | 1.5 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>Absentee owner</b> |
|-----------|-----------------------|