

Single Family Residence

**RESIDENTIAL**

# 123 RUSSWOOD LN

RUSTON, LA 71270

**\$427,223** TopHap Estimate · \$167 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,556 ft<sup>2</sup>**

LIVING AREA

**1.37 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$427K**

\$390K low

\$464K high

Last Sale

**\$330,000 · Dec 15, 2020**

Est. Owner Equity

**\$163,223**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,955 (2024) |
| Assessed Value        | \$36,115       |
| Previous Assessed     | \$30,135       |
| Assessor Market Value | \$361,147      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 1.37                    |

Porch · 1,685 ft²

## CLIMATE RISK

**1**  
FLOOD

**30**  
WILDFIRE

**99**  
HEAT

**84**  
STORM

**12**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Dec 15, 2020 | Resale | Deed | \$330,000 | \$129  | \$264K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 1.7 mi   |
| Ruston High School          | High       | 9–12   | 3.2 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 4.0 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> |
|-----------|-----------------------|