

Single Family Residence **RESIDENTIAL**

968 ROUGH EDGE RD

RUSTON, LA 71270

\$286,000 TopHap Estimate · \$164 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,739 ft²
LIVING AREA

1.13 ac
LOT SIZE

2005
YEAR BUILT

2
PARKING

VALUATION

\$286K

\$263K low

\$309K high

Last Sale

\$220,000 · Aug 17, 2017

Est. Owner Equity

\$286,000

TAX & ASSESSMENT

Property Tax	\$1,772 (2024)
Assessed Value	\$21,291
Previous Assessed	\$19,528
Assessor Market Value	\$212,904

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.13

Porch · 186 ft²

CLIMATE RISK

10 FLOOD	32 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
Aug 16, 2017	Resale	Cash Sale Deed	\$220,000	\$127	
Dec 30, 2013	Resale	Deed	\$193,000	\$111	\$183K
Aug 17, 2005	Resale	Deed	\$165,000	\$95	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	2.2 mi
Ruston High School	High	9–12	3.2 mi
Ruston Junior High School	Middle	7–8	4.5 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------