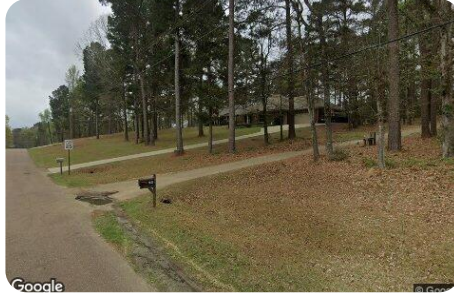


Single Family Residence **RESIDENTIAL**

246 TIMBER RIDGE DR

RUSTON, LA 71270

\$312,428 TopHap Estimate · \$155 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

2,017 ft²

LIVING AREA

1 ac

LOT SIZE

1983

YEAR BUILT

VALUATION

\$312K

\$299K low

\$326K high

Est. Owner Equity

\$134,428

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$1,901 (2024)
Assessed Value	\$22,905
Previous Assessed	\$16,281
Assessor Market Value	\$229,053

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.00

Porch · 854 ft²

CLIMATE RISK

1 FLOOD	32 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2010	Resale	Deed	\$180,000	\$89	\$178K
May 22, 2007	Resale	Deed	\$170,000	\$84	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	2.5 mi
Ruston High School	High	9–12	3.7 mi
Ruston Junior High School	Middle	7–8	4.9 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	Owner occupied
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