

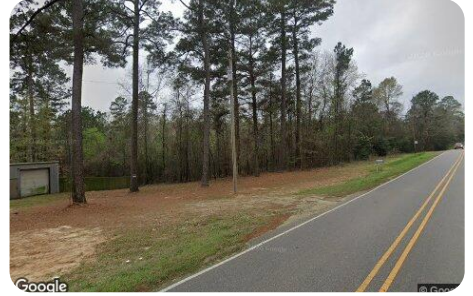
Single Family Residence

RESIDENTIAL

757 ROUGH EDGE RD

RUSTON, LA 71270

\$94,756 TopHap Estimate · \$123 / ft² · confidence 87 · as of Jul 14, 2026



1

BATHS

768 ft²

LIVING AREA

0.3 ac

LOT SIZE

1985

YEAR BUILT

VALUATION

\$95K

\$82K low

\$108K high

Last Sale

\$80,000 · Jun 30, 2021

Est. Owner Equity

\$94,756

TAX & ASSESSMENT

Property Tax	\$525 (2024)
Assessed Value	\$5,671
Previous Assessed	\$4,342
Assessor Market Value	\$56,709

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.30

CLIMATE RISK

1 FLOOD	34 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2021	Resale	Deed	\$80,000	\$104	
Sep 11, 2012	Resale	Deed	\$55,000	\$72	\$55K
Feb 24, 2005	Resale	Cash Sale Deed	\$38,500	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	2.7 mi
Ruston High School	High	9–12	3.5 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	Absentee owner
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