

Mobile Home

RESIDENTIAL

871 ROUGH EDGE RD

RUSTON, LA 71270



2

BATHS

1,568 ft²

LIVING AREA

1 ac

LOT SIZE

2007

YEAR BUILT

VALUATION

Last Sale

\$144,000 · Mar 17, 2023

TAX & ASSESSMENT

Property Tax	\$628 (2024)
Assessed Value	\$6,965
Previous Assessed	\$6,880
Assessor Market Value	\$69,651

PROPERTY FACTS

Property Type	Mobile Home
County	Lincoln
Lot (acres)	1.00

Porch · 360 ft²

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	\$/FT²	LOAN
Mar 17, 2023	Resale	Deed	\$144,000	\$92	\$144K
Feb 14, 2022	Resale	Deed	\$139,000	\$89	\$108K
Aug 16, 2007	Resale	Cash Sale Deed	\$24,000	\$15	
Aug 8, 2007	Resale	Cash Sale Deed	\$24,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	2.4 mi
Ruston High School	High	9–12	3.3 mi
Ruston Junior High School	Middle	7–8	4.7 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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