

Single Family Residence **RESIDENTIAL**

1706 ARCADIA DR

RUSTON, LA 71270

\$91,107 TopHap Estimate · \$68 / ft² · confidence 67 · as of Jul 14, 2026



2

BATHS

1,336 ft²

LIVING AREA

0.45 ac

LOT SIZE

1964

YEAR BUILT

VALUATION

\$91K

\$61K low

\$121K high

Last Sale

\$85,000 · Sep 6, 2024

Est. Owner Equity

\$7,647

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,215 (2024)
Assessed Value	\$14,230
Previous Assessed	\$13,964
Assessor Market Value	\$142,298

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.45

Porch · 780 ft²

CLIMATE RISK

1 FLOOD	37 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 19, 2024	Resale	Cash Sale Deed	\$85,000	\$64	\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.7 mi
Ruston Junior High School	Middle	7–8	1.5 mi
Ruston High School	High	9–12	1.8 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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