

Single Family Residence

RESIDENTIAL

169 TIMBER RIDGE DR

RUSTON, LA 71270

\$260,105 TopHap Estimate · \$183 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,424 ft²

LIVING AREA

1 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$260K

\$229K low

\$292K high

Last Sale

\$104,500 · Aug 26, 1999

Est. Owner Equity

\$260,105

TAX & ASSESSMENT

Property Tax	\$1,940 (2024)
Assessed Value	\$23,397
Previous Assessed	\$16,473
Assessor Market Value	\$233,971

PROPERTY FACTS

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

Porch · 241 ft²

CLIMATE RISK

51 FLOOD	38 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	2.6 mi
Ruston High School	High	9–12	3.9 mi
Ruston Junior High School	Middle	7–8	5.0 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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