

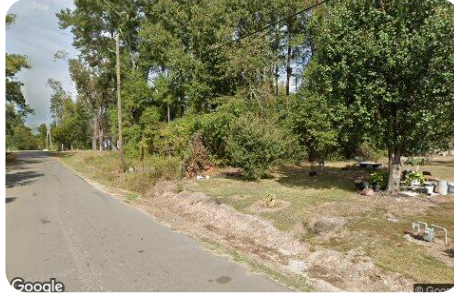
Single Family Residence

RESIDENTIAL

173 PECAN ST

RUSTON, LA 71270

\$54,719 TopHap Estimate · \$58 / ft² · confidence 74 · as of Jul 14, 2026



1

BATHS

944 ft²

LIVING AREA

0.46 ac

LOT SIZE

1979

YEAR BUILT

VALUATION

\$55K

\$41K low

\$69K high

Last Sale

\$700 · Jul 7, 1975

Est. Owner Equity

\$54,719

TAX & ASSESSMENT

Property Tax	\$269 (2024)
Assessed Value	\$2,472
Previous Assessed	\$2,567
Assessor Market Value	\$24,717

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.46

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	38 WILDFIRE	98 HEAT	83 STORM	1 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	3.1 mi
Hillcrest Elementary School	Elementary	KG–2	3.8 mi
Ruston Junior High School	Middle	7–8	4.6 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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