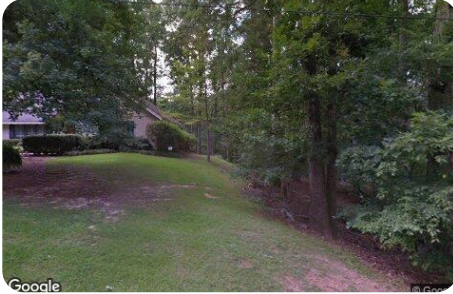


Single Family Residence **RESIDENTIAL**

2000 BEECH AVE

RUSTON, LA 71270

\$332,452 TopHap Estimate · \$148 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,253 ft²

LIVING AREA

2 ac

LOT SIZE

1972

YEAR BUILT

2

PARKING

VALUATION

\$332K

\$310K low

\$355K high

Last Sale

\$249,000 · Jun 15, 2020

Est. Owner Equity

\$95,902

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,628 (2024)
Assessed Value	\$30,791
Previous Assessed	\$25,019
Assessor Market Value	\$307,910

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.00

Porch · 440 ft²

CLIMATE RISK

94
FLOOD

35
WILDFIRE

98
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2020	Resale	Deed	\$249,000	\$111	\$237K
Apr 1, 2014	Resale	Cash Sale Deed	\$210,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	1.2 mi
Ruston Junior High School	Middle	7–8	1.7 mi
Glen View Elementary School	Elementary	KG–2	2.0 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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