

Single Family Residence **RESIDENTIAL**

116 WESLEY DR

RUSTON, LA 71270

\$326,869 TopHap Estimate · \$140 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

2,343 ft²

LIVING AREA

1.1 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$327K

\$294K low

\$360K high

Last Sale

\$1,336 · Jul 10, 2009

Est. Owner Equity

\$166,902

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,819 (2024)
Assessed Value	\$22,618
Previous Assessed	\$19,625
Assessor Market Value	\$226,181

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.10

Porch · 455 ft²

CLIMATE RISK

47 FLOOD	34 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Choudrant High School	Middle	6–12	4.4 mi
Choudrant Elementary School	Elementary	PK–5	5.3 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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