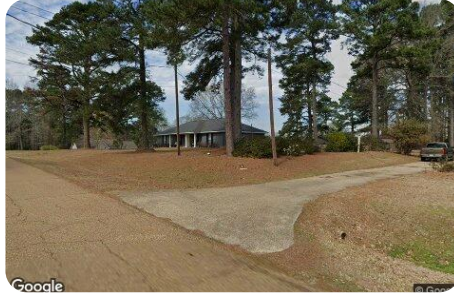


Single Family Residence **RESIDENTIAL**

313 WESLEY DR

RUSTON, LA 71270

\$326,403 TopHap Estimate · \$126 / ft² · confidence 82 · as of Jul 14, 2026



2

BATHS

2,596 ft²

LIVING AREA

1.1 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$326K

\$268K low

\$384K high

Last Sale

\$10,000 · Mar 10, 1987

Est. Owner Equity

\$306,403

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$2,312 (2024)
Assessed Value	\$28,998
Previous Assessed	\$25,077
Assessor Market Value	\$289,979

PROPERTY FACTS

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

Porch · 272 ft²

CLIMATE RISK

1 FLOOD	35 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	4.5 mi
Choudrant Elementary School	Elementary	PK–5	5.5 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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