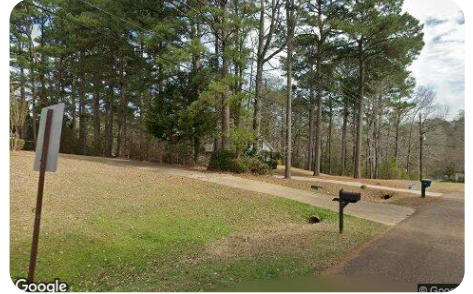


Single Family Residence **RESIDENTIAL**

196 WESLEY DR

RUSTON, LA 71270

\$267,594 TopHap Estimate · \$174 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,536 ft²

LIVING AREA

0.57 ac

LOT SIZE

1986

YEAR BUILT

VALUATION

\$268K

\$254K low

\$281K high

Last Sale

\$245,000 · Jun 3, 2022

Est. Owner Equity

\$17,594

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$1,801 (2024)
Assessed Value	\$22,380
Previous Assessed	\$23,250
Assessor Market Value	\$223,797

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.57

Porch · 910 ft²

CLIMATE RISK

1 FLOOD	35 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2022	Resale	Deed	\$245,000	\$160	\$250K
Oct 3, 2018	Resale	Deed	\$200,000	\$130	\$204K

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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