

Single Family Residence

**RESIDENTIAL**

## 239 ROUGH EDGE RD

RUSTON, LA 71270

**\$318,320** TopHap Estimate · \$160 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**3**

BATHS

**1,987 ft<sup>2</sup>**

LIVING AREA

**2.37 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$318K**

\$264K low

\$373K high

Last Sale

**\$190,000 · Aug 22, 2024**

Est. Owner Equity

**\$93,320**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,372 (2024) |
| Assessed Value        | \$16,285       |
| Previous Assessed     | \$12,301       |
| Assessor Market Value | \$162,849      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 2.37                    |

Porch · 192 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 25<br>WILDFIRE | 99<br>HEAT | 83<br>STORM | 12<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT² | LOAN   |
|--------------|--------|----------------|-----------|--------|--------|
| Apr 9, 2025  | Resale | Cash Sale Deed | \$300,000 | \$151  | \$225K |
| Aug 21, 2024 | Resale | Cash Sale Deed | \$190,000 | \$96   | \$190K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 3.8 mi   |
| Ruston High School          | High       | 9–12   | 4.3 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 5.8 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|