

Single Family Residence

RESIDENTIAL

287 ROUGH EDGE RD

RUSTON, LA 71270

\$254,831 TopHap Estimate · \$120 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

2,124 ft²

LIVING AREA

2.22 ac

LOT SIZE

1996

YEAR BUILT

VALUATION

\$255K

\$247K low

\$263K high

Last Sale

\$175,000 · Dec 12, 2006

Est. Owner Equity

\$77,750

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$1,579 (2024)
Assessed Value	\$18,874
Previous Assessed	\$18,599
Assessor Market Value	\$188,741

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.22

Porch · 1,151 ft²

CLIMATE RISK

1 FLOOD	31 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 12, 2006	Resale	Deed	\$175,000	\$82	\$177K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.7 mi
Ruston High School	High	9–12	4.2 mi
Ruston Junior High School	Middle	7–8	5.7 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.