

Single Family Residence

RESIDENTIAL

180 TIMBER RIDGE DR

RUSTON, LA 71270

\$311,977

TopHap Estimate · \$171 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,828 ft²

LIVING AREA

0.98 ac

LOT SIZE

1985

YEAR BUILT

VALUATION

\$312K

\$289K low

\$335K high

Est. Owner Equity

\$71,944

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,080 (2024)
Assessed Value	\$25,156
Previous Assessed	\$19,874
Assessor Market Value	\$251,562

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.98

Porch · 1,677 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2021	Resale	Deed	\$265,000	\$145	\$240K
Jan 8, 2018	Resale	Deed	\$215,000	\$118	\$172K
Feb 6, 2013	Resale	Deed	\$155,000	\$85	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	2.6 mi
Ruston High School	High	9–12	3.8 mi
Ruston Junior High School	Middle	7–8	5.0 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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