

Single Family Residence **RESIDENTIAL**

204 TIMBER RIDGE DR

RUSTON, LA 71270

\$312,664 TopHap Estimate · \$176 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,780 ft²
LIVING AREA

0.98 ac
LOT SIZE

1985
YEAR BUILT

1

PARKING

VALUATION

\$313K

\$291K low

\$334K high

Last Sale

\$290,000 · Oct 25, 2024

Est. Owner Equity

\$82,664

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$1,898 (2024)
Assessed Value	\$22,874
Previous Assessed	\$17,619
Assessor Market Value	\$228,735

PROPERTY FACTS

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

Porch · 328 ft²

CLIMATE RISK

1
FLOOD

33
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2024	Resale	Cash Sale Deed	\$290,000	\$163	\$230K
Sep 15, 2020	Resale	Deed	\$218,500	\$123	\$215K
Jun 17, 2013	Resale	Deed	\$184,500	\$104	\$218K
Oct 28, 2010	Financing	Intrafamily Transfer			\$96K

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	4.9 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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