

Single Family Residence **RESIDENTIAL**

163 TIMBER RIDGE DR

RUSTON, LA 71270

\$223,142 TopHap Estimate · \$176 / ft² · confidence 94 · as of Jul 14, 2026



2
BATHS

1,266 ft²
LIVING AREA

1.01 ac
LOT SIZE

1997
YEAR BUILT

VALUATION

\$223K

\$209K low

\$238K high

Last Sale

\$105,500 · Aug 26, 2005

Est. Owner Equity

\$114,219

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,396 (2024)
Assessed Value	\$16,579
Previous Assessed	\$11,979
Assessor Market Value	\$165,786

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.01

Porch · 340 ft²

CLIMATE RISK

11
FLOOD

35
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2005	Resale	Deed	\$105,500	\$83	\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	2.7 mi
Ruston High School	High	9–12	3.9 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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