

Single Family Residence **RESIDENTIAL**

170 TIMBER RIDGE DR

RUSTON, LA 71270

\$261,199 TopHap Estimate · \$165 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,584 ft²

LIVING AREA

1.01 ac

LOT SIZE

1984

YEAR BUILT

2

PARKING

VALUATION

\$261K

\$235K low

\$287K high

Last Sale

\$185,000 · Jul 26, 2021

Est. Owner Equity

\$81,749

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$1,717 (2024)
Assessed Value	\$20,605
Previous Assessed	\$14,727
Assessor Market Value	\$206,054

PROPERTY FACTS

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

Porch · 415 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2021	Resale	Deed	\$185,000	\$117	\$179K

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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