

Single Family Residence **RESIDENTIAL**

149 TIMBER RIDGE DR

RUSTON, LA 71270

\$307,707 TopHap Estimate · \$154 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

2,002 ft²

LIVING AREA

1.01 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$308K

\$281K low

\$334K high

Est. Owner Equity

\$164,707

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,745 (2024)
Assessed Value	\$20,959
Previous Assessed	\$16,165
Assessor Market Value	\$209,592

PROPERTY FACTS

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

Porch · 947 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2014	Non-arms-length	Deed	\$167,500	\$84	\$159K

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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