

Single Family Residence

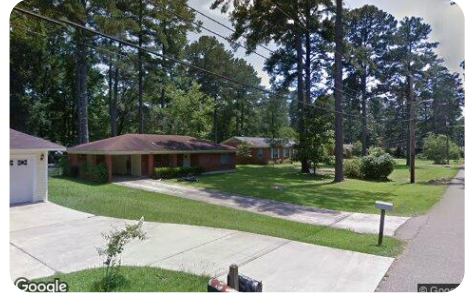
**RESIDENTIAL**

# 1305 ROBINETTE DR

RUSTON, LA 71270

**\$244,044**

TopHap Estimate · \$143 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,707 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$244K**

\$228K low

\$260K high

Last Sale

**\$237,500 · Nov 25, 2025**

Est. Owner Equity

**\$244,044**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,418 (2024) |
| Assessed Value        | \$16,614       |
| Previous Assessed     | \$16,614       |
| Assessor Market Value | \$166,137      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.27                    |

Porch · 67 ft²

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 31<br>WILDFIRE | 98<br>HEAT | 83<br>STORM | 1<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT² | LOAN   |
|--------------|--------|----------------|-----------|--------|--------|
| Nov 24, 2025 | Resale | Cash Sale Deed | \$237,500 | \$139  |        |
| Oct 25, 2024 | Resale | Cash Sale Deed | \$55,800  | \$33   |        |
| Jul 29, 2014 | Resale | Deed           | \$165,000 | \$97   | \$162K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 1.6 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 2.1 mi   |
| Glen View Elementary School | Elementary | KG–2   | 2.4 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|