

Single Family Residence

**RESIDENTIAL**

# SIMS AVE

RUSTON, LA 71270

**\$228,814** TopHap Estimate · \$184 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**2**

BATHS

**1,242 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**2017**

YEAR BUILT

## VALUATION

**\$229K**

**\$188K low**

**\$270K high**

Last Sale

**\$213,000 · Dec 23, 2024**

Est. Owner Equity

**\$19,672**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,463 (2024) |
| Assessed Value        | \$12,644       |
| Previous Assessed     | \$12,644       |
| Assessor Market Value | \$126,443      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.41                    |

Porch · 510 ft²

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 37<br>WILDFIRE | 98<br>HEAT | 86<br>STORM | 1<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Dec 20, 2024 | Resale | DTOT | \$213,000 | \$171  | \$209K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston Junior High School   | Middle     | 7–8    | 3.1 mi   |
| Ruston High School          | High       | 9–12   | 4.0 mi   |
| Glen View Elementary School | Elementary | KG–2   | 4.1 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<br>CRIME INDEX | 118<br>AIR POLLUTION | 34,356<br>POPULATION | \$50K<br>MEDIAN IN-COME | 65°F<br>AVG TEMP | 63%<br>SUNSHINE |
|--------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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