

Single Family Residence **RESIDENTIAL**

1204 RICHARDSON ST

RUSTON, LA 71270

\$150,837 TopHap Estimate · \$107 / ft² · confidence 69 · as of Jul 14, 2026



2

BATHS

1,416 ft²

LIVING AREA

0.26 ac

LOT SIZE

1969

YEAR BUILT

VALUATION

\$151K

\$104K low

\$197K high

Last Sale

\$289,000 · Mar 14, 2024

Est. Owner Equity

\$150,837

TAX & ASSESSMENT

Property Tax	\$815 (2024)
Assessed Value	\$9,551
Previous Assessed	\$8,117
Assessor Market Value	\$95,511

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.26

Porch · 602 ft²

CLIMATE RISK

23
FLOOD

29
WILDFIRE

98
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2025	Resale	Affidavit	\$112,800	\$80	
Mar 14, 2024	Resale	Cash Sale Deed	\$289,000	\$204	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	2.2 mi
Hillcrest Elementary School	Elementary	KG–2	3.0 mi
Ruston Junior High School	Middle	7–8	3.8 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------