

Single Family Residence **RESIDENTIAL**

601 SIMMONS RD

RUSTON, LA 71270

\$259,328 TopHap Estimate · \$120 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,170 ft²

LIVING AREA

2 ac

LOT SIZE

1978

YEAR BUILT

VALUATION

\$259K

\$242K low

\$276K high

Last Sale

\$153,400 · Oct 29, 2002

Est. Owner Equity

\$117,418

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$1,637 (2024)
Assessed Value	\$19,600
Previous Assessed	\$17,636
Assessor Market Value	\$195,999

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.00

Porch · 466 ft²

CLIMATE RISK

1 FLOOD	40 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	3.0 mi
Ruston Junior High School	Middle	7–8	3.0 mi
Ruston High School	High	9–12	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 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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