

Single Family Residence **RESIDENTIAL**

456 SIMMONS RD

RUSTON, LA 71270

\$719,488 TopHap Estimate · \$132 / ft² · confidence 71 · as of Jun 23, 2026



5

BEDS

5

BATHS

5,468 ft²
LIVING AREA

8.1 ac
LOT SIZE

1982

YEAR BUILT

3

PARKING

VALUATION

\$719K

\$511K low

\$928K high

Last Sale

\$490,000 · Jan 27, 2021

Est. Owner Equity

\$339,488

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,252 (2024)
Assessed Value	\$64,876
Previous Assessed	\$67,188
Assessor Market Value	\$648,759

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	8.10

Porch · 2,404 ft²

CLIMATE RISK

44 FLOOD	39 WILDFIRE	96 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2021	Resale	Deed	\$490,000	\$90	\$380K
Nov 24, 2006	Resale	Deed	\$67,580	\$12	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	3.0 mi
Ruston Junior High School	Middle	7–8	3.2 mi
Ruston High School	High	9–12	4.2 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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