

Single Family Residence **RESIDENTIAL**

116 ADAM CIR

RUSTON, LA 71270

\$401,960 TopHap Estimate · \$197 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,042 ft²

LIVING AREA

1.73 ac

LOT SIZE

1986

YEAR BUILT

VALUATION

\$402K

\$355K low

\$449K high

Last Sale

\$240,000 · Mar 31, 2020

Est. Owner Equity

\$169,160

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,954 (2024)
Assessed Value	\$35,201
Previous Assessed	\$26,765
Assessor Market Value	\$352,009

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.73

Porch · 1,393 ft²

CLIMATE RISK

1 FLOOD	32 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2020	Resale	Deed	\$240,000	\$118	\$233K
Apr 27, 2012	Resale	Deed	\$207,000	\$101	\$166K
May 28, 2010	Resale	Deed	\$205,000	\$100	\$202K
Oct 3, 2008	Financing	Intrafamily Transfer			\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.2 mi
Ruston High School	High	9–12	4.7 mi
Ruston Junior High School	Middle	7–8	5.1 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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