

Single Family Residence

RESIDENTIAL

1603 ROOSEVELT DR

RUSTON, LA 71270

\$221,166

TopHap Estimate · \$147 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,500 ft²

LIVING AREA

0.51 ac

LOT SIZE

1967

YEAR BUILT

1

PARKING

VALUATION

\$221K

\$208K low

\$234K high

Last Sale

\$115,000 · Apr 24, 2007

Est. Owner Equity

\$106,166

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,456 (2024)
Assessed Value	\$17,054
Previous Assessed	\$14,102
Assessor Market Value	\$170,535

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.51

Porch · 272 ft²

CLIMATE RISK

1
FLOOD

30
WILDFIRE

98
HEAT

83
STORM

1
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2007	Resale	Deed	\$115,000	\$77	\$115K
Aug 25, 2006	Resale	Deed	\$26,500	\$18	\$27K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	1.5 mi
Ruston Junior High School	Middle	7–8	2.2 mi
Glen View Elementary School	Elementary	KG–2	2.4 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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