

Single Family Residence **RESIDENTIAL**

1406 PIPES RD

RUSTON, LA 71270

\$319,601 TopHap Estimate · \$150 / ft² · confidence 53 · as of Jul 14, 2026



3

BATHS

2,128 ft²

LIVING AREA

1 ac

LOT SIZE

1990

YEAR BUILT

VALUATION

\$320K

\$170K low

\$469K high

Last Sale

\$250,000 · Mar 14, 2025

Est. Owner Equity

\$34,601

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$1,907 (2025)
Assessed Value	\$23,750
Previous Assessed	\$7,000
Assessor Market Value	\$237,499

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	1.00
Pool	No

Porch · 1,200 ft²

CLIMATE RISK

1 FLOOD	35 WILDFIRE	99 HEAT	85 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2025	Financing	DTOT			\$285K
Apr 18, 2023	Financing	DTOT			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Choudrant High School	Middle	6–12	3.1 mi
Choudrant Elementary School	Elementary	PK–5	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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