

Single Family Residence **RESIDENTIAL**

2901 ARCADIA DR

RUSTON, LA 71270

\$175,656 TopHap Estimate · \$167 / ft² · confidence 91 · as of Jul 14, 2026



1

BATHS

1,050 ft²

LIVING AREA

0.28 ac

LOT SIZE

1967

YEAR BUILT

VALUATION

\$176K

\$160K low

\$191K high

Last Sale

\$70,000 · Jan 9, 2006

Est. Owner Equity

\$105,656

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$978 (2024)
Assessed Value	\$11,456
Previous Assessed	\$9,445
Assessor Market Value	\$114,562

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.28

Porch · 271 ft²

CLIMATE RISK

1 FLOOD	37 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2006	Resale	Deed	\$70,000	\$67	\$56K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.7 mi
Ruston Junior High School	Middle	7–8	1.5 mi
Ruston High School	High	9–12	1.8 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------