

Single Family Residence **RESIDENTIAL**

2004 COOK RD

RUSTON, LA 71270

\$286,091 TopHap Estimate · \$144 / ft² · confidence 91 · as of Jul 14, 2026



2
BATHS

1,992 ft²
LIVING AREA

2.54 ac
LOT SIZE

1978
YEAR BUILT

VALUATION

\$286K

\$260K low

\$312K high

Est. Owner Equity

\$111,091

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,739 (2024)
Assessed Value	\$21,585
Previous Assessed	\$20,075
Assessor Market Value	\$215,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.54

Porch · 1,518 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2010	Resale	Cash Sale Deed	\$180,000	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Choudrant High School	Middle	6–12	3.7 mi
Choudrant Elementary School	Elementary	PK–5	4.7 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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