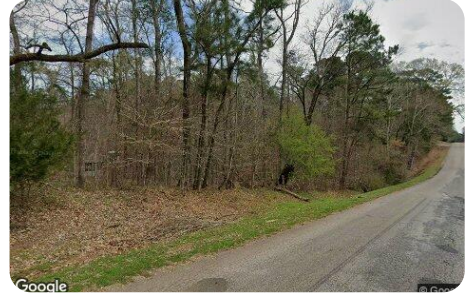


Single Family Residence **RESIDENTIAL**

2116 COOK RD

RUSTON, LA 71270

\$472,716 TopHap Estimate · \$211 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

2,236 ft²

LIVING AREA

5 ac

LOT SIZE

1999

YEAR BUILT

VALUATION

\$473K

\$452K low

\$494K high

Last Sale

\$365,000 · Oct 25, 2016

Est. Owner Equity

\$290,191

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,346 (2024)
Assessed Value	\$29,428
Previous Assessed	\$22,585
Assessor Market Value	\$294,284

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	5.00

Porch · 636 ft²

CLIMATE RISK

58 FLOOD	34 WILDFIRE	96 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2016	Resale	Cash Sale Deed	\$365,000	\$163	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Choudrant High School	Middle	6–12	3.9 mi
Choudrant Elementary School	Elementary	PK–5	4.9 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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