

Single Family Residence

RESIDENTIAL

2159 COOK RD

RUSTON, LA 71270

\$401,977 TopHap Estimate · \$199 / ft² · confidence 89 · as of Jul 14, 2026

3

BATHS

2,016 ft²

LIVING AREA

31 ac

LOT SIZE

1978

YEAR BUILT

VALUATION

\$402K

\$358K low

\$446K high

Est. Owner Equity

\$263,977

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$1,829 (2024)

Assessed Value

\$22,717

Previous Assessed

\$16,996

Assessor Market Value

\$227,171

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	31.00

Porch · 1,272 ft²

CLIMATE RISK

64 FLOOD	35 WILDFIRE	96 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 20, 2006	Resale	Deed	\$89,035	\$44	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Choudrant High School	Middle	6–12	3.8 mi
Choudrant Elementary School	Elementary	PK–5	4.8 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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