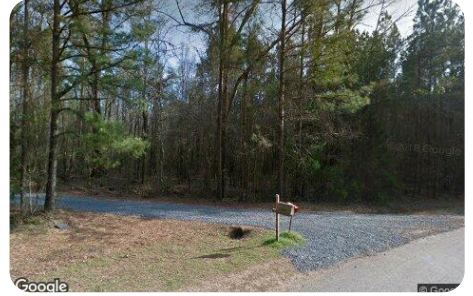


Single Family Residence **RESIDENTIAL**

## 2607 COOK RD

RUSTON, LA 71270

**\$272,452** TopHap Estimate · \$145 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BATHS

**1,875 ft<sup>2</sup>**

LIVING AREA

**1.18 ac**

LOT SIZE

**1985**

YEAR BUILT

### VALUATION

**\$272K**

**\$252K low**

**\$293K high**

Last Sale

**\$220,000 · Oct 8, 2019**

Est. Owner Equity

**\$192,552**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,648 (2025) |
| Assessed Value        | \$19,911       |
| Assessor Market Value | \$199,107      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LINCOLN                 |
| Lot (acres)   | 1.18                    |
| Pool          | No                      |

Porch · 772 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 33<br>WILDFIRE | 99<br>HEAT | 83<br>STORM | 12<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED     | PRICE     | \$/FT² | LOAN   |
|-------------|-----------|----------|-----------|--------|--------|
| Jul 1, 2026 | Financing | Mortgage |           |        | \$80K  |
| Oct 8, 2019 | Resale    | Deed     | \$220,000 | \$117  | \$205K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Choudrant High School       | Middle     | 6–12   | 4.0 mi   |
| Choudrant Elementary School | Elementary | PK–5   | 5.1 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>105</div> <div>CRIME INDEX</div> | <div>118</div> <div>AIR POLLUTION</div> | <div>34,356</div> <div>POPULATION</div> | <div>\$50K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|