

Single Family Residence

**RESIDENTIAL**

# 748 PIPES RD

RUSTON, LA 71270

**\$220,692** TopHap Estimate · \$125 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BATHS

**1,770 ft<sup>2</sup>**

LIVING AREA

**19.7 ac**

LOT SIZE

**1952**

YEAR BUILT

## VALUATION

**\$221K**

\$203K low

\$239K high

Est. Owner Equity

**\$220,692**

## TAX & ASSESSMENT

Property Tax

**\$1,145 (2025)**

Assessed Value

**\$13,892**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$13,893  |
| Assessor Market Value | \$138,924 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LINCOLN                 |
| Lot (acres)   | 19.70                   |
| Pool          | No                      |

Porch · 1,312 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 38<br>WILDFIRE | 99<br>HEAT | 84<br>STORM | 12<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Mar 30, 2026 | Financing | Gift Deed            |       |        |      |
| Dec 12, 2007 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Choudrant High School       | Middle     | 6–12   | 1.8 mi   |
| Choudrant Elementary School | Elementary | PK–5   | 2.6 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|