

Townhouse

RESIDENTIAL

1704 ROOSEVELT DR

RUSTON, LA 71270

\$983,154 TopHap Estimate · \$763 / ft² · confidence 81 · as of Jun 23, 2026



2

BATHS

1,288 ft²

LIVING AREA

0.9 ac

LOT SIZE

1965

YEAR BUILT

VALUATION

\$983K

\$796K low

\$1.2M high

Last Sale

\$650,000 · Dec 1, 2022

Est. Owner Equity

\$983,154

TAX & ASSESSMENT

Property Tax	\$4,653 (2024)
Assessed Value	\$54,505
Previous Assessed	\$46,300
Assessor Market Value	\$545,070

PROPERTY FACTS

Property Type	Townhouse
County	Lincoln
Lot (acres)	0.90

Porch · 368 ft²

CLIMATE RISK

57
FLOOD

35
WILDFIRE

96
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2022	Resale	Deed	\$650,000	\$505	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dubach Elementary School	Elementary	PK–5	1.5 mi
Ruston Junior High School	Middle	7–8	12.0 mi
Ruston High School	High	9–12	12.6 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

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	Absentee owner
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