

Single Family Residence

RESIDENTIAL

206 ROUGH EDGE RD

RUSTON, LA 71270

\$250,158 TopHap Estimate · \$152 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,644 ft²

LIVING AREA

2.5 ac

LOT SIZE

1980

YEAR BUILT

VALUATION

\$250K

\$238K low

\$262K high

Last Sale

\$150,000 · Mar 21, 2011

Est. Owner Equity

\$0

Loan-to-Value

129%

TAX & ASSESSMENT

Property Tax	\$1,624 (2024)
Assessed Value	\$19,434
Previous Assessed	\$15,747
Assessor Market Value	\$194,332

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.50

Porch · 948 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2011	Resale	Cash Sale Deed	\$150,000	\$91	
Oct 19, 2007	Resale	Deed	\$142,400	\$87	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.9 mi
Ruston High School	High	9–12	4.4 mi
Ruston Junior High School	Middle	7–8	5.9 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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