

Single Family Residence **RESIDENTIAL**

# 951 PIPES RD

RUSTON, LA 71270

**\$292,010** TopHap Estimate · \$175 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,664 ft<sup>2</sup>**  
LIVING AREA

**4.92 ac**  
LOT SIZE

**2001**  
YEAR BUILT

## VALUATION

**\$292K**

\$255K low

\$329K high

Est. Owner Equity

**\$292,010**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,490 (2024) |
| Assessed Value        | \$18,356       |
| Previous Assessed     | \$16,745       |
| Assessor Market Value | \$183,553      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 4.92                    |

Porch · 416 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 51<br>FLOOD | 36<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 |
|--------------|-----------|-----------|-------|--------|------|
| Jul 17, 2024 | Financing | DTOT      |       |        |      |
| Feb 14, 2014 | Financing | Gift Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Choudrant High School       | Middle     | 6–12   | 2.2 mi   |
| Choudrant Elementary School | Elementary | PK–5   | 2.9 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|