

Single Family Residence **RESIDENTIAL**

# 1706 ASHLAND ST

RUSTON, LA 71270

**\$176,760** TopHap Estimate · \$143 / ft<sup>2</sup> · confidence 80 · as of Jul 14, 2026



**2**  
BATHS

**1,240 ft<sup>2</sup>**  
LIVING AREA

**0.43 ac**  
LOT SIZE

**1994**  
YEAR BUILT

## VALUATION

**\$177K**

\$141K low

\$212K high

Last Sale

**\$126,000 · Apr 30, 2013**

Est. Owner Equity

**\$49,334**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$977 (2024) |
| Assessed Value        | \$11,445     |
| Previous Assessed     | \$12,126     |
| Assessor Market Value | \$114,451    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.43                    |

Porch · 352 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 31<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   |
|--------------|--------|------|-----------|--------|--------|
| Apr 30, 2013 | Resale | Deed | \$126,000 | \$102  | \$127K |
| Jun 5, 2009  | Resale | Deed | \$125,000 | \$101  | \$123K |
| Mar 19, 2007 | Resale | Deed | \$115,000 | \$93   | \$109K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Glen View Elementary School | Elementary | KG–2   | 0.4 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 0.7 mi   |
| Ruston High School          | High       | 9–12   | 1.2 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>Absentee owner</b> |
|-----------|-----------------------|