

Single Family Residence

**RESIDENTIAL**

# 605 UNIVERSITY BLVD

RUSTON, LA 71270

**\$409,064** TopHap Estimate · \$185 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BATHS

**2,214 ft<sup>2</sup>**

LIVING AREA

**0.55 ac**

LOT SIZE

**2020**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$409K**

\$362K low

\$456K high

Last Sale

**\$123,500 · Jun 29, 2001**

Est. Owner Equity

**\$0**

Loan-to-Value

**134%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,999 (2024) |
| Assessed Value        | \$35,132       |
| Previous Assessed     | \$30,503       |
| Assessor Market Value | \$351,307      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.55                    |

Porch · 640 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 34<br>WILDFIRE | 98<br>HEAT | 83<br>STORM | 12<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 0.9 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 1.8 mi   |
| Glen View Elementary School | Elementary | KG–2   | 1.9 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<br>CRIME INDEX | 118<br>AIR POLLUTION | 34,356<br>POPULATION | \$50K<br>MEDIAN IN-COME | 65°F<br>AVG TEMP | 63%<br>SUNSHINE |
|--------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|