

Single Family Residence

**RESIDENTIAL**

## 450 RISER RD

RUSTON, LA 71270

**\$524,427** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,735 ft<sup>2</sup>**

LIVING AREA

**6 ac**

LOT SIZE

**2013**

YEAR BUILT

**4**

PARKING

### VALUATION

**\$524K**

\$439K low

\$610K high

Est. Owner Equity

**\$259,427**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,639 (2024) |
| Assessed Value        | \$44,678       |
| Previous Assessed     | \$37,063       |
| Assessor Market Value | \$446,773      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 6.00                    |

Porch · 410 ft²

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 48<br>FLOOD | 41<br>WILDFIRE | 95<br>HEAT | 83<br>STORM | 1<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 3.1 mi   |
| Glen View Elementary School | Elementary | KG–2   | 4.3 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 4.3 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-<br>COME | 65°F<br>AVG TEMP | 63%<br>SUNSHINE |
|--------------------|----------------------|----------------------|-----------------------------|------------------|-----------------|

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

OWNERSHIP

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