

Single Family Residence

**RESIDENTIAL**

# 914 ROUGH EDGE RD

RUSTON, LA 71270

**\$197,541** TopHap Estimate · \$135 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**

BATHS

**1,464 ft<sup>2</sup>**

LIVING AREA

**1.16 ac**

LOT SIZE

**1972**

YEAR BUILT

## VALUATION

**\$198K**

**\$169K low**

**\$226K high**

Last Sale

**\$570,000 · Jan 20, 2016**

Est. Owner Equity

**\$197,541**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,123 (2024) |
| Assessed Value        | \$13,169       |
| Previous Assessed     | \$11,583       |
| Assessor Market Value | \$131,686      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 1.16                    |

Porch · 840 ft²

## CLIMATE RISK

**1**  
FLOOD

**33**  
WILDFIRE

**99**  
HEAT

**83**  
STORM

**12**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED           | PRICE     | \$/FT² | LOAN |
|-------------|--------|----------------|-----------|--------|------|
| Apr 4, 2005 | Resale | Cash Sale Deed | \$110,000 | \$75   |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 2.3 mi   |
| Ruston High School          | High       | 9–12   | 3.3 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 4.6 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> |
|-----------|-----------------------|