

Single Family Residence **RESIDENTIAL**

2802 ARCADIA DR

RUSTON, LA 71270

\$153,740 TopHap Estimate · \$144 / ft² · confidence 77 · as of Jul 14, 2026



2

BATHS

1,064 ft²

LIVING AREA

0.48 ac

LOT SIZE

1962

YEAR BUILT

VALUATION

\$154K

\$119K low

\$189K high

Last Sale

\$51,800 · Jan 1, 1986

Est. Owner Equity

\$88,240

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$993 (2024)
Assessed Value	\$11,630
Previous Assessed	\$11,460
Assessor Market Value	\$116,297

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.48

Porch · 592 ft²

CLIMATE RISK

1 FLOOD	36 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.6 mi
Ruston Junior High School	Middle	7–8	1.4 mi
Ruston High School	High	9–12	1.8 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 CRIME INDEX	118 AIR POLLUTION	34,356 POPULATION	\$50K MEDIAN IN-COME	65°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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