

Single Family Residence **RESIDENTIAL**

2805 ARCADIA DR

RUSTON, LA 71270

\$234,103 TopHap Estimate · \$127 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,840 ft²

LIVING AREA

0.34 ac

LOT SIZE

1968

YEAR BUILT

VALUATION

\$234K

\$206K low

\$262K high

Last Sale

\$118,000 · Apr 19, 2002

Est. Owner Equity

\$139,843

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$1,627 (2024)
Assessed Value	\$19,062
Previous Assessed	\$16,456
Assessor Market Value	\$190,627

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.34

Porch · 1,048 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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