

Single Family Residence

**RESIDENTIAL**

# 1911 ROOSEVELT DR

RUSTON, LA 71270

**\$219,830**

TopHap Estimate · \$111 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,986 ft<sup>2</sup>**

LIVING AREA

**0.5 ac**

LOT SIZE

**1950**

YEAR BUILT

## VALUATION

**\$220K**

\$197K low

\$243K high

Est. Owner Equity

**\$0**

Loan-to-Value

**732%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,132 (2024) |
| Assessed Value        | \$13,258       |
| Previous Assessed     | \$13,827       |
| Assessor Market Value | \$132,576      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.50                    |

Porch · 880 ft²

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 24<br>WILDFIRE | 98<br>HEAT | 83<br>STORM | 1<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT² | LOAN   |
|--------------|-----------|----------------------|----------|--------|--------|
| Mar 14, 2019 | Quitclaim | Quit Claim Transfer  |          |        |        |
| Jan 17, 2014 | Financing | Intrafamily Transfer |          |        | \$129K |
| Jan 11, 2013 | Resale    | Cash Sale Deed       | \$83,000 | \$42   |        |
| Jun 13, 2012 | Resale    | Cash Sale Deed       | \$93,067 | \$47   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 1.7 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 2.3 mi   |
| Glen View Elementary School | Elementary | KG–2   | 2.6 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 | Absentee owner |
|-----------|----------------|