

Single Family Residence **RESIDENTIAL**

2811 W BARNETT SPRINGS AVE

RUSTON, LA 71270

\$186,639 TopHap Estimate · \$163 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,144 ft²

LIVING AREA

0.11 ac

LOT SIZE

2004

YEAR BUILT

VALUATION

\$187K

\$176K low

\$197K high

Last Sale

\$134,000 · May 16, 2016

Est. Owner Equity

\$186,639

TAX & ASSESSMENT

Property Tax	\$1,027 (2024)
Assessed Value	\$12,030
Previous Assessed	\$13,177
Assessor Market Value	\$120,303

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.11

Porch · 110 ft²

CLIMATE RISK

60 FLOOD	33 WILDFIRE	98 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2016	Resale	Cash Sale Deed	\$134,000	\$117	
May 27, 2014	Resale	Deed	\$115,000	\$101	\$98K
Aug 13, 2009	Resale	Deed	\$118,000	\$103	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston Junior High School	Middle	7–8	1.2 mi
Ruston High School	High	9–12	1.5 mi
Glen View Elementary School	Elementary	KG–2	1.9 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	Absentee owner
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