

Single Family Residence **RESIDENTIAL**

2805 W BARNETT SPRINGS AVE

RUSTON, LA 71270

\$188,461 TopHap Estimate · \$160 / ft² · confidence 91 · as of Jul 14, 2026



2
BATHS

1,176 ft²
LIVING AREA

0.11 ac
LOT SIZE

2009
YEAR BUILT

VALUATION

\$188K

\$172K low

\$205K high

Last Sale

\$20,000 · Oct 15, 2003

Est. Owner Equity

\$188,461

TAX & ASSESSMENT

Property Tax	\$1,113 (2024)
Assessed Value	\$13,039
Previous Assessed	\$14,004
Assessor Market Value	\$130,393

PROPERTY FACTS

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

Porch · 72 ft²

CLIMATE RISK

90 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.

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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