

Single Family Residence **RESIDENTIAL**

1903 DIXIE ST

RUSTON, LA 71270

\$148,984 TopHap Estimate · \$132 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,132 ft²

LIVING AREA

0.35 ac

LOT SIZE

1968

YEAR BUILT

VALUATION

\$149K

\$134K low

\$164K high

Est. Owner Equity

\$31,684

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$869 (2024)
Assessed Value	\$10,176
Previous Assessed	\$9,998
Assessor Market Value	\$101,764

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.35

Porch · 296 ft²

CLIMATE RISK

1 FLOOD	19 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2025	Resale	Cash Sale Deed	\$138,000	\$122	\$117K
Oct 16, 2006	Resale	Deed	\$80,200	\$71	\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.1 mi
Ruston High School	High	9–12	1.1 mi
Ruston Junior High School	Middle	7–8	1.1 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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