

Single Family Residence **RESIDENTIAL**

2801 ARCADIA DR

RUSTON, LA 71270

\$236,114 TopHap Estimate · \$155 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,528 ft²

LIVING AREA

0.39 ac

LOT SIZE

1977

YEAR BUILT

VALUATION

\$236K

\$218K low

\$254K high

Last Sale

\$194,100 · Mar 18, 2022

Est. Owner Equity

\$236,114

TAX & ASSESSMENT

Property Tax	\$1,535 (2024)
Assessed Value	\$17,988
Previous Assessed	\$18,966
Assessor Market Value	\$179,882

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.39

Porch · 472 ft²

CLIMATE RISK

1 FLOOD	36 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2022	Resale	Deed	\$194,100	\$127	

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------