

Single Family Residence **RESIDENTIAL**

169 CREEKSIDE DR

RUSTON, LA 71270

\$478,252 TopHap Estimate · \$180 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

2,655 ft²

LIVING AREA

1.25 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$478K

\$420K low

\$536K high

Last Sale

\$45,000 · Oct 6, 2011

Est. Owner Equity

\$226,752

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,374 (2024)
Assessed Value	\$41,361
Previous Assessed	\$35,101
Assessor Market Value	\$413,608

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.25

Porch · 607 ft²

CLIMATE RISK

1 FLOOD	39 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.4 mi
Ruston High School	High	9–12	4.9 mi
Ruston Junior High School	Middle	7–8	5.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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