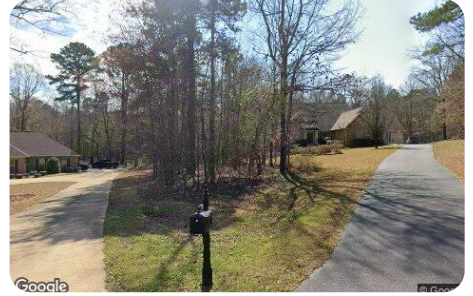


Single Family Residence **RESIDENTIAL**

# 101 CREEKSIDE DR

RUSTON, LA 71270

**\$443,926** TopHap Estimate · \$177 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,508 ft<sup>2</sup>**

LIVING AREA

**1.37 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$444K**

\$420K low

\$467K high

Last Sale

**\$392,000 · Jul 14, 2022**

Est. Owner Equity

**\$0**

Loan-to-Value

**128%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,950 (2024) |
| Assessed Value        | \$36,048       |
| Previous Assessed     | \$35,774       |
| Assessor Market Value | \$360,474      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 1.37                    |

Porch · 540 ft²

## CLIMATE RISK

**94**  
FLOOD

**38**  
WILDFIRE

**99**  
HEAT

**84**  
STORM

**12**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Feb 23, 2006 | Resale | Deed | \$278,500 | \$111  | \$284K |
| Aug 2, 2005  | Resale | Deed | \$31,000  | \$12   | \$250K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 3.4 mi   |
| Ruston High School          | High       | 9–12   | 4.8 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 5.7 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|