

Single Family Residence **RESIDENTIAL**

2801 W BARNETT SPRINGS AVE

RUSTON, LA 71270

\$197,333 TopHap Estimate · \$159 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,244 ft²
LIVING AREA

0.14 ac
LOT SIZE

2004
YEAR BUILT

VALUATION

\$197K

\$186K low

\$209K high

Last Sale

\$169,700 · Nov 18, 2021

Est. Owner Equity

\$33,333

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$1,118 (2025)
Assessed Value	\$13,097
Previous Assessed	\$13,098
Assessor Market Value	\$130,974

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	0.14
Pool	No

Porch · 268 ft²

CLIMATE RISK

94 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2026	Financing	Mortgage			\$164K
Nov 15, 2021	Resale	Deed	\$169,700	\$136	\$136K
Apr 23, 2015	Resale	Cash Sale Deed	\$128,000	\$103	
Mar 2, 2012	Resale	Cash Sale Deed	\$118,000	\$95	
Apr 15, 2008	Resale	Cash Sale Deed	\$122,500	\$98	

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	Owner occupied
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