

Single Family Residence **RESIDENTIAL**

## 2809 W BARNETT SPRINGS AVE

RUSTON, LA 71270

**\$176,973** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**2**

BATHS

**1,112 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2004**

YEAR BUILT

### VALUATION

**\$177K**

\$161K low

\$192K high

Est. Owner Equity

**\$27,489**

Loan-to-Value

**79%**

### TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$999 (2024)</b> |
| Assessed Value        | <b>\$11,698</b>     |
| Previous Assessed     | <b>\$12,826</b>     |
| Assessor Market Value | <b>\$116,975</b>    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.11                    |

Porch · 344 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>86</b><br>FLOOD | <b>33</b><br>WILDFIRE | <b>98</b><br>HEAT | <b>83</b><br>STORM | <b>12</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Oct 16, 2020 | Resale    | Deed                 | \$147,500 | \$133  | \$149K |
| Jun 19, 2019 | Resale    | Deed                 | \$120,000 | \$108  |        |
| Jun 28, 2013 | Resale    | Cash Sale Deed       | \$120,000 | \$108  |        |
| Feb 27, 2009 | Resale    | Cash Sale Deed       | \$115,000 | \$103  |        |
| Nov 13, 2006 | Financing | Intrafamily Transfer |           |        |        |
| Oct 31, 2006 | Resale    | Deed                 | \$105,000 | \$94   | \$84K  |

## 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

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

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

|
 OWNERSHIP

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