

Single Family Residence **RESIDENTIAL**

2813 W BARNETT SPRINGS AVE

RUSTON, LA 71270

\$193,783 TopHap Estimate · \$170 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,143 ft²

LIVING AREA

0.11 ac

LOT SIZE

2004

YEAR BUILT

VALUATION

\$194K

\$180K low

\$207K high

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax

\$1,000 (2024)

Assessed Value

\$11,711

Previous Assessed	\$12,840
Assessor Market Value	\$117,106

PROPERTY FACTS

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

Porch · 111 ft²

CLIMATE RISK

40
FLOOD

33
WILDFIRE

98
HEAT

83
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
May 1, 2014	Resale	Deed	\$114,000	\$100	\$500K
May 18, 2009	Resale	Deed	\$113,000	\$99	\$102K
Aug 16, 2007	Resale	Deed	\$106,000	\$93	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston Junior High School	Middle	7–8	1.2 mi
Ruston High School	High	9–12	1.6 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	Absentee owner
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