

Single Family Residence **RESIDENTIAL**

2803 W BARNETT SPRINGS AVE

RUSTON, LA 71270

\$193,750 TopHap Estimate · \$157 / ft² · confidence 87 · as of Jul 14, 2026



2
BATHS

1,236 ft²
LIVING AREA

0.11 ac
LOT SIZE

2006
YEAR BUILT

VALUATION

\$194K

\$169K low

\$218K high

Last Sale

\$167,000 · Aug 3, 2020

Est. Owner Equity

\$193,750

TAX & ASSESSMENT

Property Tax	\$1,196 (2024)
Assessed Value	\$14,009
Previous Assessed	\$15,205
Assessor Market Value	\$140,094

PROPERTY FACTS

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

Porch · 268 ft²

CLIMATE RISK

92 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
Nov 27, 2018	Non-arms-length	Deed	\$82,450	\$67	
Jun 29, 2018	Resale	Deed	\$164,900	\$133	

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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