

Residential - Vacant Land **RESIDENTIAL**

MARCUS DR
RUSTON, LA 71270



3.8 ac
LOT SIZE

VALUATION

Last Sale **\$70,000 · Jan 13, 2021**

TAX & ASSESSMENT

Property Tax	\$584 (2024)
Assessed Value	\$6,838
Previous Assessed	\$8,078
Assessor Market Value	\$68,375

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Lincoln
Lot (acres)	3.80

CLIMATE RISK

99 FLOOD	29 WILDFIRE	99 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	\$/FT ²	LOAN
Apr 4, 2025	Resale	Cash Sale Deed	\$70,000		
Jan 11, 2021	Resale	Deed	\$70,000		
Sep 18, 2017	Resale	Cash Sale Deed	\$65,000		
Dec 18, 2008	Resale	Deed	\$65,000		\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	1.3 mi
Ruston Junior High School	Middle	7–8	2.2 mi
Ruston High School	High	9–12	2.3 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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