

Mobile Home **RESIDENTIAL**

404 PIPES RD
RUSTON, LA 71270



2
BATHS

2,148 ft²
LIVING AREA

1.65 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

Last Sale **\$159,500 · Jun 26, 2023**

TAX & ASSESSMENT

Property Tax	\$641 (2024)
Assessed Value	\$7,363
Previous Assessed	\$7,392
Assessor Market Value	\$73,634

PROPERTY FACTS

Property Type	Mobile Home
County	Lincoln
Lot (acres)	1.65

Porch · 1,064 ft²

CLIMATE RISK

1 FLOOD	33 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2023	Resale	Cash Sale Deed	\$159,500	\$74	\$157K
Dec 6, 2022	Foreclosure sale	Sheriffs Deed	\$96,141	\$45	
Mar 20, 2018	Resale	Deed	\$128,500	\$60	\$126K
Jan 26, 2005	Resale	Deed	\$90,000	\$42	\$86K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Choudrant High School	Middle	6–12	0.9 mi
Choudrant Elementary School	Elementary	PK–5	1.8 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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