

Single Family Residence

RESIDENTIAL

172 GRAND VIEW DR

RUSTON, LA 71270

\$455,246 TopHap Estimate · \$198 / ft² · confidence 91 · as of Jul 14, 2026

3

BATHS

2,298 ft²

LIVING AREA

1.26 ac

LOT SIZE

2022

YEAR BUILT

2

PARKING

VALUATION

\$455K

\$415K low

\$496K high

Last Sale

\$75,000 · Jun 17, 2021

Est. Owner Equity

\$82,646

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax

\$3,316 (2024)

Assessed Value

\$40,631

Previous Assessed

\$43,123

Assessor Market Value

\$406,303

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.26

Porch · 640 ft²

CLIMATE RISK

1 FLOOD	39 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 16, 2021	Resale	Deed	\$75,000	\$33	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	5.0 mi
Ruston High School	High	9–12	6.5 mi
Ruston Junior High School	Middle	7–8	7.3 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	Owner occupied
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