

Single Family Residence **RESIDENTIAL**

1804 ESPLANADE AVE

RUSTON, LA 71270

\$354,680 TopHap Estimate · \$170 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,083 ft²
LIVING AREA

0.31 ac
LOT SIZE

2012
YEAR BUILT

2
PARKING

VALUATION

\$355K

\$324K low

\$385K high

Last Sale

\$265,000 · Nov 14, 2022

Est. Owner Equity

\$105,813

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$2,707 (2024)
Assessed Value	\$31,718
Previous Assessed	\$28,436
Assessor Market Value	\$317,170

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.31

Porch · 260 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 10, 2022	Resale	Deed	\$265,000	\$127	\$243K
May 9, 2012	Resale	Deed	\$35,000	\$17	\$202K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.4 mi
Ruston High School	High	9–12	2.8 mi
Ruston Junior High School	Middle	7–8	3.8 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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