

Single Family Residence **RESIDENTIAL**

1706 DECATUR DR

RUSTON, LA 71270

\$352,672 TopHap Estimate · \$183 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,928 ft²

LIVING AREA

0.28 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$353K

\$332K low

\$373K high

Last Sale

\$267,000 · Nov 5, 2020

Est. Owner Equity

\$139,072

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,680 (2024)
Assessed Value	\$31,393
Previous Assessed	\$27,048
Assessor Market Value	\$313,934

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.28

Porch · 224 ft²

CLIMATE RISK

1 FLOOD	32 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
Nov 5, 2020	Resale	Deed	\$267,000	\$138	\$214K
Jun 4, 2012	Resale	Deed	\$252,750	\$131	\$200K
Jun 13, 2011	Resale	Deed	\$35,000	\$18	\$300K

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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