

Single Family Residence **RESIDENTIAL**

1603 ESPLANADE AVE

RUSTON, LA 71270

\$344,568 TopHap Estimate · \$181 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,908 ft²

LIVING AREA

0.26 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$345K

\$325K low

\$364K high

Last Sale

\$257,000 · Jan 19, 2011

Est. Owner Equity

\$157,568

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$2,525 (2024)
Assessed Value	\$29,580
Previous Assessed	\$25,534
Assessor Market Value	\$295,795

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.26

Porch · 340 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
Jan 19, 2011	Resale	Deed	\$257,000	\$135	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.3 mi
Ruston High School	High	9–12	2.7 mi
Ruston Junior High School	Middle	7–8	3.7 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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