

Single Family Residence **RESIDENTIAL**

1607 ESPLANADE AVE

RUSTON, LA 71270

\$355,791 TopHap Estimate · \$180 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,980 ft²

LIVING AREA

0.25 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$356K

\$332K low

\$380K high

Last Sale

\$235,000 · Mar 16, 2009

Est. Owner Equity

\$136,724

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,492 (2024)
Assessed Value	\$29,189
Previous Assessed	\$25,494
Assessor Market Value	\$291,882

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.25

Porch · 392 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
Mar 16, 2009	Resale	Deed	\$235,000	\$119	\$219K
May 19, 2008	Resale	Deed	\$35,000	\$18	\$176K

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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