

Single Family Residence

RESIDENTIAL

1613 ESPLANADE AVE

RUSTON, LA 71270

\$339,796

TopHap Estimate · \$184 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,843 ft²

LIVING AREA

0.27 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$340K

\$320K low

\$359K high

Last Sale

\$299,000 · Nov 22, 2021

Est. Owner Equity

\$118,546

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,477 (2024)
Assessed Value	\$29,019
Previous Assessed	\$23,975
Assessor Market Value	\$290,185

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.27

Porch · 188 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 19, 2021	Resale	Deed	\$299,000	\$162	\$221K
Aug 31, 2012	Resale	Deed	\$249,000	\$135	\$251K
Sep 17, 2008	Resale	Deed	\$222,500	\$121	\$178K
Apr 17, 2008	Resale	Deed	\$35,000	\$19	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.3 mi
Ruston High School	High	9–12	2.8 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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