

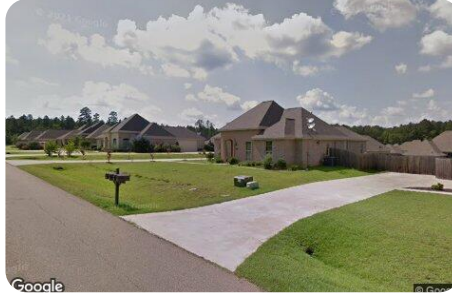
Single Family Residence

RESIDENTIAL

1707 ESPLANADE AVE

RUSTON, LA 71270

\$332,896 TopHap Estimate · \$182 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,825 ft²

LIVING AREA

0.28 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$333K

\$294K low

\$372K high

Last Sale

\$225,000 · May 31, 2013

Est. Owner Equity

\$332,896

TAX & ASSESSMENT

Property Tax	\$2,399 (2024)
Assessed Value	\$28,106
Previous Assessed	\$24,479
Assessor Market Value	\$281,060

PROPERTY FACTS

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

Porch · 285 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
May 30, 2013	Resale	Cash Sale Deed	\$225,000	\$123	
Feb 13, 2009	Resale	Deed	\$216,000	\$118	\$205K

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	Absentee owner
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