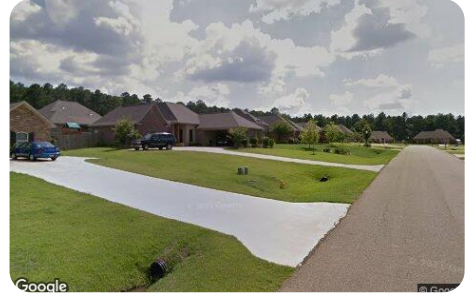


Single Family Residence **RESIDENTIAL**

1706 ESPLANADE AVE

RUSTON, LA 71270

\$359,824 TopHap Estimate · \$186 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,931 ft²
LIVING AREA

0.25 ac
LOT SIZE

2012
YEAR BUILT

2
PARKING

VALUATION

\$360K

\$339K low

\$380K high

Last Sale

\$265,000 · Jul 20, 2018

Est. Owner Equity

\$148,174

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,678 (2024)
Assessed Value	\$31,370
Previous Assessed	\$27,097
Assessor Market Value	\$313,705

PROPERTY FACTS

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

Porch · 259 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
Jul 18, 2018	Resale	Deed	\$265,000	\$137	\$225K
May 29, 2015	Resale	Deed	\$268,000	\$139	\$263K
Apr 1, 2015	Resale	Deed	\$480,000	\$249	\$417K
Jan 30, 2012	Resale	Deed	\$252,000	\$131	\$256K

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	3.7 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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