

Single Family Residence **RESIDENTIAL**

# 1612 ESPLANADE AVE

RUSTON, LA 71270

**\$299,670** TopHap Estimate · \$154 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,942 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**2010**  
YEAR BUILT

**1**  
PARKING

## VALUATION

**\$300K**

\$272K low

\$328K high

Est. Owner Equity

**\$124,670**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,841 (2024) |
| Assessed Value        | \$21,570       |
| Previous Assessed     | \$21,570       |
| Assessor Market Value | \$215,696      |

## PROPERTY FACTS

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

Porch · 650 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 |
|--------------|--------|----------------|-----------|--------|------|
| Sep 17, 2010 | Resale | Cash Sale Deed | \$230,000 | \$118  |      |

## 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|