

Single Family Residence **RESIDENTIAL**

1606 ESPLANADE AVE

RUSTON, LA 71270

\$256,229 TopHap Estimate · \$143 / ft² · confidence 81 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,792 ft²
LIVING AREA

0.25 ac
LOT SIZE

2008
YEAR BUILT

2
PARKING

VALUATION

\$256K

\$208K low

\$304K high

Last Sale

\$35,000 · Apr 23, 2008

Est. Owner Equity

\$76,229

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,347 (2024)
Assessed Value	\$27,501
Previous Assessed	\$23,994
Assessor Market Value	\$275,004

PROPERTY FACTS

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

Porch · 471 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
May 22, 2009	Resale	Deed	\$97,160	\$54	\$181K
Apr 22, 2008	Resale	Deed	\$35,000	\$20	\$32K

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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