

Single Family Residence **RESIDENTIAL**

1602 ESPLANADE AVE

RUSTON, LA 71270

\$311,271 TopHap Estimate · \$171 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,818 ft²

LIVING AREA

0.25 ac

LOT SIZE

2011

YEAR BUILT

2

PARKING

VALUATION

\$311K

\$284K low

\$339K high

Last Sale

\$35,000 · Jul 2, 2010

Est. Owner Equity

\$129,771

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,183 (2024)
Assessed Value	\$25,570
Previous Assessed	\$25,570
Assessor Market Value	\$255,699

PROPERTY FACTS

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

Porch · 182 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 2, 2010	Resale	Deed	\$35,000	\$19	\$36K

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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