

Single Family Residence **RESIDENTIAL**

# 1707 RAMPART DR

RUSTON, LA 71270

**\$309,442** TopHap Estimate · \$177 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,746 ft²**

LIVING AREA

**0.25 ac**

LOT SIZE

**2008**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$309K**

**\$291K low**

**\$328K high**

Last Sale

**\$250,000 · Aug 19, 2020**

Est. Owner Equity

**\$84,442**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,321 (2024) |
| Assessed Value        | \$27,187       |
| Previous Assessed     | \$23,716       |
| Assessor Market Value | \$271,876      |

## PROPERTY FACTS

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

Porch · 169 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 27<br>WILDFIRE | 99<br>HEAT | 84<br>STORM | 12<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Aug 19, 2020 | Resale | Deed | \$250,000 | \$143  | \$225K |
| Sep 30, 2008 | Resale | Deed | \$215,750 | \$124  | \$205K |
| Apr 18, 2008 | Resale | Deed | \$35,000  | \$20   | \$32K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 1.4 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> |
|-----------|-----------------------|