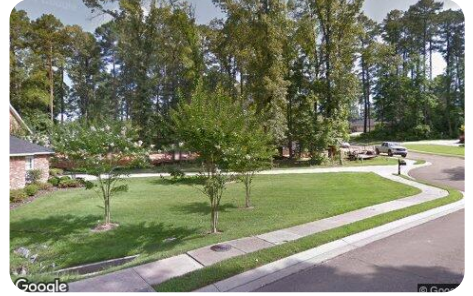


Single Family Residence **RESIDENTIAL**

2109 WALES CT

RUSTON, LA 71270

\$614,687 TopHap Estimate · \$247 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,485 ft²

LIVING AREA

0.57 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$615K

\$480K low

\$749K high

Last Sale

\$69,900 · Feb 28, 2008

Est. Owner Equity

\$372,996

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,325 (2024)
Assessed Value	\$38,950
Previous Assessed	\$36,085
Assessor Market Value	\$389,491

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.57

Porch · 306 ft²

CLIMATE RISK

1 FLOOD	28 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2008	Resale	Cash Sale Deed	\$69,900	\$28	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.9 mi
Ruston High School	High	9–12	1.3 mi
Ruston Junior High School	Middle	7–8	2.0 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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