

Single Family Residence **RESIDENTIAL**

2204 WALES CT

RUSTON, LA 71270

\$630,177 TopHap Estimate · \$231 / ft² · confidence 78 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,728 ft²

LIVING AREA

0.48 ac

LOT SIZE

2009

YEAR BUILT

3

PARKING

VALUATION

\$630K

\$492K low

\$768K high

Last Sale

\$69,900 · Mar 27, 2008

Est. Owner Equity

\$391,727

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$3,636 (2024)

Assessed Value

\$42,599

Previous Assessed

\$39,598

Assessor Market Value

\$425,993

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.48

Porch · 358 ft²

CLIMATE RISK

1 FLOOD	26 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
Mar 3, 2008	Resale	Deed	\$69,900	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	1.0 mi
Ruston High School	High	9–12	1.3 mi
Ruston Junior High School	Middle	7–8	2.1 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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