

Single Family Residence **RESIDENTIAL**

1804 ROOSEVELT DR

RUSTON, LA 71270

\$222,907 TopHap Estimate · \$168 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,323 ft²
LIVING AREA

0.13 ac
LOT SIZE

2009
YEAR BUILT

1
PARKING

VALUATION

\$223K

\$206K low

\$239K high

Last Sale

\$135,000 · Sep 25, 2009

Est. Owner Equity

\$90,353

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$1,596 (2024)
Assessed Value	\$18,701
Previous Assessed	\$15,233
Assessor Market Value	\$187,008

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.13

Porch · 116 ft²

CLIMATE RISK

1 FLOOD	21 WILDFIRE	98 HEAT	83 STORM	1 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	1.6 mi
Ruston Junior High School	Middle	7–8	2.2 mi
Glen View Elementary School	Elementary	KG–2	2.5 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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