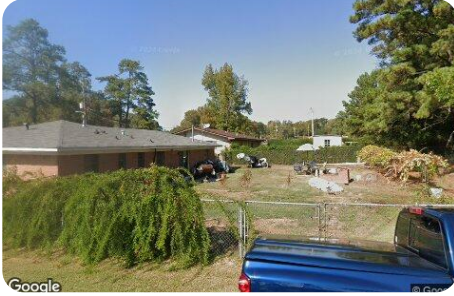


Single Family Residence **RESIDENTIAL**

# 1203 LEWIS ST

RUSTON, LA 71270

**\$87,707** TopHap Estimate · \$74 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**  
BATHS

**1,190 ft<sup>2</sup>**  
LIVING AREA

**0.26 ac**  
LOT SIZE

**1962**  
YEAR BUILT

## VALUATION

**\$88K**

\$79K low

\$96K high

Last Sale

**\$44,000 · Aug 1, 2007**

Est. Owner Equity

**\$50,307**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$626 (2024) |
| Assessed Value        | \$7,336      |
| Previous Assessed     | \$5,801      |
| Assessor Market Value | \$73,360     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.26                    |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 28<br>WILDFIRE | 98<br>HEAT | 83<br>STORM | 1<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|------|----------|--------------------|-------|
| Jul 26, 2007 | Resale | Deed | \$44,000 | \$37               | \$37K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 2.1 mi   |
| Hillcrest Elementary School | Elementary | KG–2   | 2.9 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> |
|-----------|-----------------------|