

Single Family Residence **RESIDENTIAL**

806 JESSAMINE ST

RUSTON, LA 71270

\$351,361 TopHap Estimate · \$104 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,378 ft²

LIVING AREA

1.89 ac

LOT SIZE

1949

YEAR BUILT

2

PARKING

VALUATION

\$351K

\$323K low

\$380K high

Last Sale

\$255,000 · May 29, 2019

Est. Owner Equity

\$351,361

TAX & ASSESSMENT

Property Tax	\$2,796 (2024)
Assessed Value	\$32,756
Previous Assessed	\$26,882
Assessor Market Value	\$327,554

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.89

Porch · 367 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	98 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2019	Resale	Deed	\$255,000	\$75	
Nov 17, 2011	Resale	Deed	\$229,900	\$68	\$235K
Oct 10, 2007	Resale	Deed	\$185,000	\$55	\$201K
Sep 29, 2006	Resale	Deed	\$180,000	\$53	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	1.1 mi
Ruston Junior High School	Middle	7–8	1.9 mi
Glen View Elementary School	Elementary	KG–2	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	Absentee owner
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