

Single Family Residence **RESIDENTIAL**

# 609 MONROVIA DR

RUSTON, LA 71270

**\$81,899** TopHap Estimate · \$74 / ft<sup>2</sup> · confidence 70 · as of Jun 23, 2026



**1**  
BATHS

**1,107 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**1962**  
YEAR BUILT

## VALUATION

**\$82K**

\$57K low

\$106K high

Est. Owner Equity

**\$17,899**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$622 (2024) |
| Assessed Value        | \$7,282      |
| Previous Assessed     | \$7,510      |
| Assessor Market Value | \$72,821     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.27                    |

Porch · 297 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 20<br>WILDFIRE | 99<br>HEAT | 82<br>STORM | 12<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 1.4 mi   |
| Hillcrest Elementary School | Elementary | KG–2   | 1.6 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 3.0 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|