

Single Family Residence **RESIDENTIAL**

704 MONROVIA DR

RUSTON, LA 71270

\$165,970 TopHap Estimate · \$140 / ft² · confidence 91 · as of Jul 14, 2026



1
BATHS

1,182 ft²
LIVING AREA

0.32 ac
LOT SIZE

1962
YEAR BUILT

VALUATION

\$166K

\$152K low

\$180K high

Last Sale	\$160,000 · Mar 11, 2024
Est. Owner Equity	\$5,970
Loan-to-Value	101%

TAX & ASSESSMENT

Property Tax	\$787 (2024)
Assessed Value	\$9,224
Previous Assessed	\$9,224
Assessor Market Value	\$92,238

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.32

Porch · 468 ft²

CLIMATE RISK

46
FLOOD

19
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 8, 2024	Resale	Cash Sale Deed	\$160,000	\$135	\$160K
Jun 10, 2019	Resale	Deed	\$128,000	\$108	\$122K

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

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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