

Single Family Residence **RESIDENTIAL**

2101 WINCHESTER DR

RUSTON, LA 71270

\$295,973 TopHap Estimate · \$141 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,104 ft²

LIVING AREA

1.34 ac

LOT SIZE

1972

YEAR BUILT

2

PARKING

VALUATION

\$296K

\$269K low

\$323K high

Last Sale

\$215,000 · Nov 2, 2016

Est. Owner Equity

\$100,473

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$1,956 (2024)
Assessed Value	\$22,913
Previous Assessed	\$20,688
Assessor Market Value	\$229,136

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.34

Porch · 192 ft²

CLIMATE RISK

94
FLOOD

19
WILDFIRE

99
HEAT

82
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2016	Resale	Cash Sale Deed	\$215,000	\$102	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.5 mi
Ruston High School	High	9–12	1.6 mi
Ruston Junior High School	Middle	7–8	2.7 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

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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