

Single Family Residence **RESIDENTIAL**

602 MONROVIA DR

RUSTON, LA 71270

\$150,224 TopHap Estimate · \$112 / ft² · confidence 83 · as of Jul 14, 2026



2

BATHS

1,336 ft²

LIVING AREA

0.29 ac

LOT SIZE

1960

YEAR BUILT

VALUATION

\$150K

\$125K low

\$176K high

Last Sale

\$79,000 · Apr 19, 2021

Est. Owner Equity

\$21,024

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$894 (2024)
Assessed Value	\$10,479
Previous Assessed	\$10,675
Assessor Market Value	\$104,785

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.29

Porch · 324 ft²

CLIMATE RISK

1
FLOOD

15
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2021	Resale	Deed	\$79,000	\$59	\$71K

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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