

Single Family Residence **RESIDENTIAL**

904 ORLEANS DR

RUSTON, LA 71270

\$363,900 TopHap Estimate · \$133 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,742 ft²

LIVING AREA

1.18 ac

LOT SIZE

1983

YEAR BUILT

2

PARKING

VALUATION

\$364K

\$338K low

\$390K high

Last Sale

\$250,000 · Dec 28, 2010

Est. Owner Equity

\$163,900

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,760 (2024)
Assessed Value	\$32,336
Previous Assessed	\$28,937
Assessor Market Value	\$323,365

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.18

Porch · 1,387 ft²

CLIMATE RISK

55
FLOOD

15
WILDFIRE

99
HEAT

82
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2010	Resale	Deed	\$250,000	\$91	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.8 mi
Ruston High School	High	9–12	1.9 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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