

Single Family Residence **RESIDENTIAL**

# 901 VICTORIA DR

RUSTON, LA 71270

**\$245,000** TopHap Estimate · \$180 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,358 ft<sup>2</sup>**  
LIVING AREA

**0.45 ac**  
LOT SIZE

**1957**  
YEAR BUILT

## VALUATION

**\$245K**

\$229K low

\$261K high

Last Sale

**\$242,500 · Jul 30, 2026**

Est. Owner Equity

**\$9,775**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,071 (2025) |
| Assessed Value        | \$12,551       |
| Assessor Market Value | \$125,511      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LINCOLN                 |
| Lot (acres)   | 0.45                    |
| Pool          | No                      |

Porch · 993 ft²

## CLIMATE RISK

**1**  
FLOOD

**15**  
WILDFIRE

**99**  
HEAT

**82**  
STORM

**12**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Jul 30, 2026 | Resale | Deed | \$242,500 | \$179  | \$235K |
| Oct 18, 2021 | Resale | Deed | \$178,000 | \$131  | \$163K |
| Feb 10, 2021 | Resale | Deed | \$115,000 | \$85   |        |
| Sep 14, 2020 | Resale | Deed | \$90,000  | \$66   | \$118K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 0.8 mi   |
| Ruston High School          | High       | 9–12   | 1.7 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>Owner occupied</b> |
|-----------|-----------------------|