

Single Family Residence

RESIDENTIAL

2704 NORTHWOOD DR

RUSTON, LA 71270

\$197,718 TopHap Estimate · \$80 / ft² · confidence 75 · as of Jul 14, 2026



3

BATHS

2,484 ft²

LIVING AREA

0.56 ac

LOT SIZE

1959

YEAR BUILT

VALUATION

\$198K

\$148K low

\$248K high

Last Sale

\$63,750 · Sep 16, 2021

Est. Owner Equity

\$132,718

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,842 (2024)
Assessed Value	\$21,584
Previous Assessed	\$19,426
Assessor Market Value	\$215,843

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.56

Porch · 856 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

99
HEAT

82
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2024	Financing	DTOT			
Sep 14, 2021	Resale	Deed	\$63,750	\$26	
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.3 mi
Ruston High School	High	9–12	1.9 mi
Ruston Junior High School	Middle	7–8	2.6 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	Absentee owner
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