

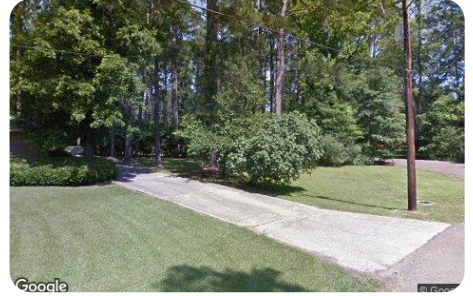
Single Family Residence

RESIDENTIAL

2004 ROOSEVELT DR

RUSTON, LA 71270

\$228,362 TopHap Estimate · \$121 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,884 ft²

LIVING AREA

0.73 ac

LOT SIZE

1967

YEAR BUILT

VALUATION

\$228K

\$205K low

\$252K high

Last Sale

\$132,500 · May 4, 2009

Est. Owner Equity

\$98,264

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$1,282 (2024)
Assessed Value	\$15,018
Previous Assessed	\$15,438
Assessor Market Value	\$150,170

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.73

Porch · 1,040 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	98 HEAT	83 STORM	1 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2009	Resale	Deed	\$132,500	\$70	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	1.8 mi
Ruston Junior High School	Middle	7–8	2.3 mi
Glen View Elementary School	Elementary	KG–2	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	Owner occupied
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