

Single Family Residence **RESIDENTIAL**

904 COOK ST

RUSTON, LA 71270

\$180,839 TopHap Estimate · \$86 / ft² · confidence 91 · as of Jul 14, 2026



2
BATHS

2,092 ft²
LIVING AREA

0.34 ac
LOT SIZE

1950
YEAR BUILT

VALUATION

\$181K

\$164K low

\$197K high

Last Sale

\$820,000 · Jun 30, 2016

Est. Owner Equity

\$93,222

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$1,114 (2024)
Assessed Value	\$13,052
Previous Assessed	\$13,817
Assessor Market Value	\$130,511

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.34

Porch · 417 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
Mar 7, 2013	Resale	Deed	\$71,000	\$34	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	0.2 mi
Glen View Elementary School	Elementary	KG–2	1.0 mi
Ruston Junior High School	Middle	7–8	1.5 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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