

Single Family Residence **RESIDENTIAL**

806 ROSALIE DR

RUSTON, LA 71270

\$197,580 TopHap Estimate · \$150 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,319 ft²

LIVING AREA

0.49 ac

LOT SIZE

1977

YEAR BUILT

2

PARKING

VALUATION

\$198K

\$169K low

\$226K high

Est. Owner Equity

\$126,930

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$1,367 (2024)
Assessed Value	\$16,010
Previous Assessed	\$15,661
Assessor Market Value	\$160,095

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.49

Porch · 440 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2015	Quitclaim	Quit Claim Transfer	\$77,388	\$59	\$71K

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	2.9 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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