

Single Family Residence **RESIDENTIAL**

2903 ARCADIA DR

RUSTON, LA 71270

\$148,320 TopHap Estimate · \$122 / ft² · confidence 81 · as of Jul 14, 2026



2

BATHS

1,216 ft²

LIVING AREA

0.52 ac

LOT SIZE

1965

YEAR BUILT

VALUATION

\$148K

\$120K low

\$176K high

Est. Owner Equity

\$25,770

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,005 (2024)
Assessed Value	\$11,769
Previous Assessed	\$11,588
Assessor Market Value	\$117,687

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.52

Porch · 668 ft²

CLIMATE RISK

1
FLOOD

37
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2022	Financing	Gift Deed			\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.7 mi
Ruston Junior High School	Middle	7–8	1.5 mi
Ruston High School	High	9–12	1.8 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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