

Single Family Residence

**RESIDENTIAL**

# 401 WESTWOOD DR

RUSTON, LA 71270

**\$268,508** TopHap Estimate · \$134 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,000 ft<sup>2</sup>**

LIVING AREA

**0.69 ac**

LOT SIZE

**1950**

YEAR BUILT

## VALUATION

**\$269K**

**\$251K low**

**\$286K high**

Last Sale

**\$245,000 · May 4, 2022**

Est. Owner Equity

**\$268,508**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,945 (2024) |
| Assessed Value        | \$22,788       |
| Previous Assessed     | \$22,543       |
| Assessor Market Value | \$227,876      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.69                    |

Porch · 534 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 26<br>FLOOD | 25<br>WILDFIRE | 98<br>HEAT | 82<br>STORM | 12<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT² | LOAN   |
|--------------|--------|----------------|-----------|--------|--------|
| May 2, 2022  | Resale | Deed           | \$245,000 | \$123  |        |
| May 22, 2020 | Resale | Deed           | \$180,000 | \$90   | \$171K |
| Oct 7, 2019  | Resale | Deed           | \$68,500  | \$34   | \$200K |
| Feb 23, 2011 | Resale | Cash Sale Deed | \$111,400 | \$56   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 0.7 mi   |
| Glen View Elementary School | Elementary | KG–2   | 1.7 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|