

Single Family Residence **RESIDENTIAL**

2601 ARCADIA DR

RUSTON, LA 71270

\$236,975 TopHap Estimate · \$106 / ft² · confidence 80 · as of Jul 14, 2026



2

BATHS

2,235 ft²

LIVING AREA

0.83 ac

LOT SIZE

1962

YEAR BUILT

VALUATION

\$237K

\$189K low

\$285K high

Last Sale

\$60,000 · Oct 26, 1990

Est. Owner Equity

\$104,175

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,728 (2024)
Assessed Value	\$20,248
Previous Assessed	\$19,563
Assessor Market Value	\$202,475

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.83

Porch · 868 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.5 mi
Ruston Junior High School	Middle	7–8	1.3 mi
Ruston High School	High	9–12	1.7 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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