

Townhouse

RESIDENTIAL

513 SPENCER ST

RUSTON, LA 71270

\$99,034 TopHap Estimate · \$90 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,106 ft²

LIVING AREA

0.18 ac

LOT SIZE

1947

YEAR BUILT

VALUATION

\$99K

\$87K low

\$111K high

Est. Owner Equity

\$99,034

TAX & ASSESSMENT

Property Tax

\$588 (2024)

Assessed Value

\$6,891

Previous Assessed	\$7,880
Assessor Market Value	\$68,901

PROPERTY FACTS

Property Type	Townhouse
County	Lincoln
Lot (acres)	0.18

Porch · 90 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	0.1 mi
Glen View Elementary School	Elementary	KG–2	1.3 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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------