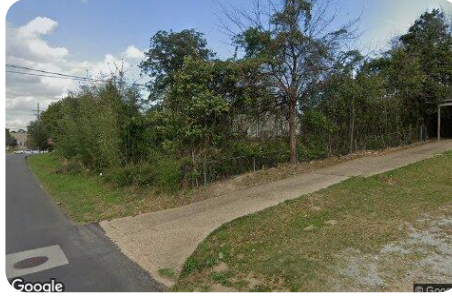


Single Family Residence **RESIDENTIAL**

412 WESTERN ST

RUSTON, LA 71270

\$115,271 TopHap Estimate · \$103 / ft² · confidence 89 · as of Jul 14, 2026



1

BATHS

1,124 ft²

LIVING AREA

0.18 ac

LOT SIZE

1947

YEAR BUILT

VALUATION

\$115K

\$103K low

\$127K high

Last Sale

\$97,000 · May 13, 2016

Est. Owner Equity

\$115,271

TAX & ASSESSMENT

Property Tax	\$515 (2024)
Assessed Value	\$6,031
Previous Assessed	\$7,020
Assessor Market Value	\$60,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.18

Porch · 416 ft²

CLIMATE RISK

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	0.2 mi
Glen View Elementary School	Elementary	KG–2	1.4 mi
Ruston Junior High School	Middle	7–8	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	Absentee owner
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