

Single Family Residence **RESIDENTIAL**

1302 VENTURA ST

RUSTON, LA 71270

\$284,809 TopHap Estimate · \$113 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,511 ft²

LIVING AREA

0.65 ac

LOT SIZE

1975

YEAR BUILT

2

PARKING

VALUATION

\$285K

\$236K low

\$334K high

Last Sale

\$192,000 · Nov 27, 2013

Est. Owner Equity

\$96,287

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,960 (2024)
Assessed Value	\$22,967
Previous Assessed	\$20,634
Assessor Market Value	\$229,664

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.65

Porch · 448 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2013	Resale	Deed	\$192,000	\$76	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.6 mi
Ruston Junior High School	Middle	7–8	0.8 mi
Ruston High School	High	9–12	0.9 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
-----------	-----------------------