

Single Family Residence **RESIDENTIAL**

2807 ARCADIA DR

RUSTON, LA 71270

\$201,808 TopHap Estimate · \$160 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,262 ft²

LIVING AREA

0.33 ac

LOT SIZE

1976

YEAR BUILT

VALUATION

\$202K

\$190K low

\$214K high

Last Sale

\$161,000 · Feb 25, 2022

Est. Owner Equity

\$40,808

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$1,256 (2025)
Assessed Value	\$14,717
Previous Assessed	\$14,717
Assessor Market Value	\$147,169

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.33

Porch · 494 ft²

CLIMATE RISK

1 FLOOD	37 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2022	Resale	Deed	\$164,400	\$130	\$161K
Mar 20, 2017	Resale	Cash Sale Deed	\$142,000	\$113	
May 1, 2015	Resale	Deed	\$137,500	\$109	\$105K
Dec 30, 2013	Resale	Deed	\$120,000	\$95	\$102K
Jul 20, 2011	Resale	Deed	\$120,000	\$95	\$96K
Mar 15, 2005	Resale	Deed	\$86,900	\$69	\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.7 mi
Ruston Junior High School	Middle	7–8	1.4 mi
Ruston High School	High	9–12	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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