

Single Family Residence

RESIDENTIAL

1904 DIXIE ST

RUSTON, LA 71270

\$229,386

TopHap Estimate · \$121 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,898 ft²

LIVING AREA

0.47 ac

LOT SIZE

1967

YEAR BUILT

VALUATION

\$229K

\$211K low

\$248K high

Last Sale

\$167,000 · Apr 14, 2020

Est. Owner Equity

\$59,981

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$1,275 (2024)
Assessed Value	\$14,933
Previous Assessed	\$14,655
Assessor Market Value	\$149,328

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.47

Porch · 912 ft²

CLIMATE RISK

1 FLOOD	20 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
Apr 14, 2020	Resale	Deed	\$167,000	\$88	\$169K
Sep 1, 2016	Resale	Cash Sale Deed	\$157,500	\$83	
Jul 21, 2011	Resale	Deed	\$135,000	\$71	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.1 mi
Ruston High School	High	9–12	1.1 mi
Ruston Junior High School	Middle	7–8	1.1 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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