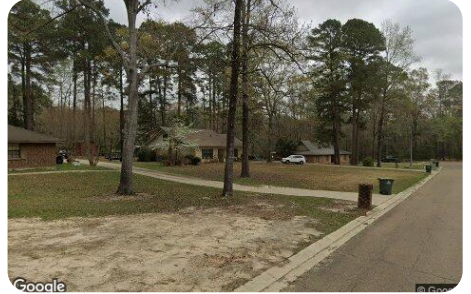


Single Family Residence **RESIDENTIAL**

901 ORLEANS DR

RUSTON, LA 71270

\$256,304 TopHap Estimate · \$133 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,930 ft²

LIVING AREA

0.54 ac

LOT SIZE

1983

YEAR BUILT

2

PARKING

VALUATION

\$256K

\$241K low

\$272K high

Last Sale

\$180,000 · Mar 6, 2020

Est. Owner Equity

\$112,304

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$1,684 (2024)
Assessed Value	\$19,732
Previous Assessed	\$18,069
Assessor Market Value	\$197,316

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.54

Porch · 320 ft²

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 6, 2020	Resale	Deed	\$180,000	\$93	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.7 mi
Ruston High School	High	9–12	1.9 mi
Ruston Junior High School	Middle	7–8	3.0 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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