

Single Family Residence

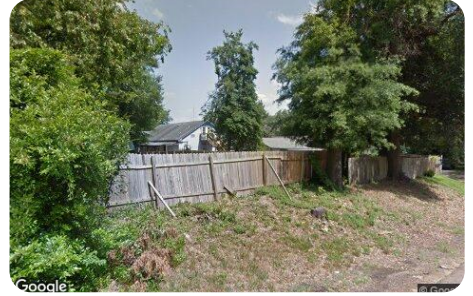
RESIDENTIAL

604 EVANS ST

RUSTON, LA 71270

\$202,675

TopHap Estimate · \$444 / ft² · confidence 60 · as of Jul 14, 2026



1

BATHS

456 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1950

YEAR BUILT

VALUATION

\$203K

\$122K low

\$283K high

Last Sale

\$196,000 · Sep 29, 2025

Est. Owner Equity

\$202,675

TAX & ASSESSMENT

Property Tax	\$145 (2024)
Assessed Value	\$1,703
Previous Assessed	\$1,703
Assessor Market Value	\$17,029

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.05

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	\$/FT ²	LOAN
Sep 26, 2025	Resale	Cash Sale Deed	\$196,000	\$430	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	0.4 mi
Glen View Elementary School	Elementary	KG–2	1.5 mi
Ruston Junior High School	Middle	7–8	2.0 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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