

Townhouse **RESIDENTIAL**

807 COOK ST

RUSTON, LA 71270

\$334,479 TopHap Estimate · \$127 / ft² · confidence 92 · as of Jul 14, 2026



6

BATHS

2,639 ft²

LIVING AREA

0.23 ac

LOT SIZE

2023

YEAR BUILT

VALUATION

\$334K

\$309K low

\$360K high

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Property Tax	\$2,150 (2024)
Assessed Value	\$25,183
Previous Assessed	\$1,743
Assessor Market Value	\$251,827

PROPERTY FACTS

Property Type	Townhouse
County	Lincoln
Lot (acres)	0.23

Porch · 328 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
Apr 2, 2025	Resale	DTOT	\$50,000	\$19	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	0.2 mi
Glen View Elementary School	Elementary	KG–2	1.0 mi
Ruston Junior High School	Middle	7–8	1.5 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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