

Single Family Residence **RESIDENTIAL**

903 ORLEANS DR

RUSTON, LA 71270

\$322,381 TopHap Estimate · \$139 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,315 ft²

LIVING AREA

0.54 ac

LOT SIZE

1984

YEAR BUILT

2

PARKING

VALUATION

\$322K

\$305K low

\$340K high

Last Sale

\$280,000 · Mar 4, 2022

Est. Owner Equity

\$115,381

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,265 (2024)
Assessed Value	\$26,540
Previous Assessed	\$25,036
Assessor Market Value	\$265,388

PROPERTY FACTS

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

Porch · 637 ft²

CLIMATE RISK

59 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 4, 2022	Resale	Deed	\$280,000	\$121	\$207K

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	Owner occupied
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