

Single Family Residence **RESIDENTIAL**

# 709 TECH DR

RUSTON, LA 71270

**\$79,897** TopHap Estimate · \$72 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1**  
BATHS

**1,104 ft<sup>2</sup>**  
LIVING AREA

**0.32 ac**  
LOT SIZE

**1936**  
YEAR BUILT

## VALUATION

**\$80K**

\$72K low

\$88K high

Last Sale

**\$40,000 · Nov 13, 2015**

Est. Owner Equity

**\$0**

Loan-to-Value

**545%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$301 (2024) |
| Assessed Value        | \$3,530      |
| Previous Assessed     | \$7,036      |
| Assessor Market Value | \$35,299     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.32                    |

Porch · 224 ft²

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 15<br>WILDFIRE | 98<br>HEAT | 82<br>STORM | 1<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE    | \$/FT² | LOAN   |
|--------------|--------|----------------|----------|--------|--------|
| Oct 26, 2015 | Resale | Deed           | \$40,000 | \$36   | \$500K |
| Oct 6, 2015  | Resale | Cash Sale Deed | \$39,000 | \$35   |        |
| Sep 18, 2014 | Resale | Cash Sale Deed | \$39,000 | \$35   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 0.9 mi   |
| Glen View Elementary School | Elementary | KG–2   | 1.9 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>105</div> <div>CRIME INDEX</div> | <div>118</div> <div>AIR POLLUTION</div> | <div>34,356</div> <div>POPULATION</div> | <div>\$50K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|