

Single Family Residence **RESIDENTIAL**

409 JAMES ST
RUSTON, LA 71270

\$155,161 TopHap Estimate · \$108 / ft² · confidence 92 · as of Jul 14, 2026



2
BATHS

1,432 ft²
LIVING AREA

0.19 ac
LOT SIZE

1932
YEAR BUILT

VALUATION

\$155K

\$143K low

\$167K high

Est. Owner Equity	\$0
Loan-to-Value	103%

TAX & ASSESSMENT

Property Tax	\$726 (2024)
Assessed Value	\$8,506
Previous Assessed	\$10,262
Assessor Market Value	\$85,059

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.19

Porch · 176 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
Jun 2, 2014	Resale	Deed	\$105,000	\$73	\$172K
Apr 29, 2010	Resale	Deed	\$88,000	\$61	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruston High School	High	9–12	0.2 mi
Glen View Elementary School	Elementary	KG–2	1.4 mi
Ruston Junior High School	Middle	7–8	1.8 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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