

Single Family Residence **RESIDENTIAL**

2703 ARCADIA DR

RUSTON, LA 71270

\$164,689 TopHap Estimate · \$136 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,208 ft²

LIVING AREA

0.43 ac

LOT SIZE

1964

YEAR BUILT

VALUATION

\$165K

\$156K low

\$173K high

Last Sale

\$141,000 · Mar 29, 2019

Est. Owner Equity

\$27,919

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$1,012 (2025)
Assessed Value	\$11,851
Assessor Market Value	\$118,509

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	0.43
Pool	No

Porch · 404 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2019	Resale	DTOT	\$141,000	\$117	\$137K
Mar 31, 2005	Resale	Deed	\$80,000	\$66	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	0.6 mi
Ruston Junior High School	Middle	7–8	1.4 mi
Ruston High School	High	9–12	1.7 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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------