

Single Family Residence

RESIDENTIAL

273 ROUGH EDGE RD

RUSTON, LA 71270

\$251,952 TopHap Estimate · \$123 / ft² · confidence 85 · as of Jul 14, 2026



2

BATHS

2,041 ft²

LIVING AREA

2.28 ac

LOT SIZE

1950

YEAR BUILT

VALUATION

\$252K

\$215K low

\$289K high

Last Sale

\$42,500 · May 20, 2020

Est. Owner Equity

\$0

Loan-to-Value

132%

TAX & ASSESSMENT

Property Tax	\$2,247 (2024)
Assessed Value	\$27,238
Previous Assessed	\$22,528
Assessor Market Value	\$272,375

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.28

Porch · 1,249 ft²

CLIMATE RISK

1 FLOOD	31 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2020	Resale	Deed	\$42,500	\$21	
Aug 24, 2011	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.7 mi
Ruston High School	High	9–12	4.2 mi
Ruston Junior High School	Middle	7–8	5.8 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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