

Single Family Residence **RESIDENTIAL**

223 TIMBER RIDGE DR

RUSTON, LA 71270

\$300,024 TopHap Estimate · \$167 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,794 ft²

LIVING AREA

1.08 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$300K

\$273K low

\$327K high

Est. Owner Equity

\$129,024

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$1,878 (2024)
Assessed Value	\$22,626
Previous Assessed	\$17,548
Assessor Market Value	\$226,263

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.08

Porch · 608 ft²

CLIMATE RISK

41 FLOOD	38 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2013	Resale	Deed	\$185,000	\$103	\$198K
Aug 15, 2011	Resale	Cash Sale Deed	\$185,000	\$103	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	2.6 mi
Ruston High School	High	9–12	3.8 mi
Ruston Junior High School	Middle	7–8	5.0 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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