

Single Family Residence **RESIDENTIAL**

194 TIMBER RIDGE DR

RUSTON, LA 71270

\$295,200 TopHap Estimate · \$164 / ft² · confidence 91 · as of Jul 14, 2026



2
BATHS

1,802 ft²
LIVING AREA

0.99 ac
LOT SIZE

1984
YEAR BUILT

VALUATION

\$295K

\$268K low

\$323K high

Last Sale

\$173,500 · Aug 2, 2013

Est. Owner Equity

\$141,700

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,976 (2024)
Assessed Value	\$23,843
Previous Assessed	\$16,951
Assessor Market Value	\$238,431

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.99

Porch · 935 ft²

CLIMATE RISK

1
FLOOD

33
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2013	Resale	Deed	\$173,500	\$96	\$154K

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	4.9 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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