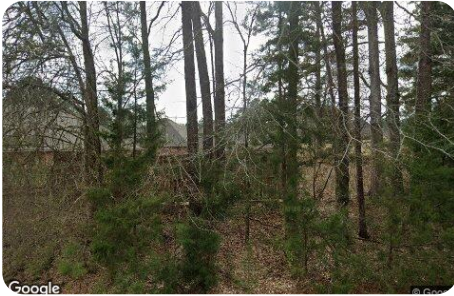


Single Family Residence **RESIDENTIAL**

116 COUCH DR

RUSTON, LA 71270

\$319,861 TopHap Estimate · \$188 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,700 ft²

LIVING AREA

0.2 ac

LOT SIZE

2021

YEAR BUILT

2

PARKING

VALUATION

\$320K

\$302K low

\$338K high

Last Sale

\$289,000 · Jan 5, 2022

Est. Owner Equity

\$319,861

TAX & ASSESSMENT

Property Tax	\$2,290 (2024)
Assessed Value	\$27,778
Previous Assessed	\$27,778
Assessor Market Value	\$277,779

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.20

Porch · 83 ft²

CLIMATE RISK

1 FLOOD	42 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
Jan 4, 2022	Resale	Deed	\$289,000	\$170	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	4.8 mi
Ruston Junior High School	Middle	7–8	5.0 mi
Ruston High School	High	9–12	5.9 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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