

Residential - Vacant Land

RESIDENTIAL

162 COUCH DR

RUSTON, LA 71270

\$382,523 TopHap Estimate · confidence 85 · as of Jun 23, 2026



0.23 ac
LOT SIZE

VALUATION

\$383K

\$325K low

\$440K high

Last Sale

\$35,000 · Jul 28, 2023

Est. Owner Equity

\$137,523

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$234 (2024)
Assessed Value	\$2,933
Previous Assessed	\$2,625
Assessor Market Value	\$29,325

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Lincoln
Lot (acres)	0.23

CLIMATE RISK

1 FLOOD	43 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 17, 2025	Resale	Cash Sale Deed	\$355,000		\$245K
Jul 28, 2023	Resale	Cash Sale Deed	\$35,000		\$312K

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	6.0 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------