

Single Family Residence **RESIDENTIAL**

428 FOREST CIR

RUSTON, LA 71270

\$772,043 TopHap Estimate · \$161 / ft² · confidence 88 · as of Jul 14, 2026



5
BEDS

5
BATHS

4,808 ft²
LIVING AREA

1.58 ac
LOT SIZE

1969
YEAR BUILT

VALUATION

\$772K

\$682K low

\$862K high

Last Sale

\$500,000 · Apr 18, 2024

Est. Owner Equity

\$56,043

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,040 (2024)
Assessed Value	\$70,755
Previous Assessed	\$65,286
Assessor Market Value	\$707,546

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.58

Porch · 2,868 ft²

CLIMATE RISK

1 FLOOD	21 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2024	Resale	Cash Sale Deed	\$500,000	\$104	\$631K
Jul 30, 2008	Resale	Deed	\$655,000	\$136	\$417K
Mar 6, 2008	Resale	Deed	\$82,500	\$17	\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.4 mi
Ruston High School	High	9–12	1.3 mi
Ruston Junior High School	Middle	7–8	2.4 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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