

Single Family Residence **RESIDENTIAL**

408 FOREST CIR

RUSTON, LA 71270

\$354,791 TopHap Estimate · \$142 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,490 ft²

LIVING AREA

1.86 ac

LOT SIZE

1967

YEAR BUILT

2

PARKING

VALUATION

\$355K

\$329K low

\$380K high

Last Sale

\$247,000 · Jun 13, 2014

Est. Owner Equity

\$40,641

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,672 (2024)
Assessed Value	\$31,303
Previous Assessed	\$22,317
Assessor Market Value	\$313,034

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.86

Porch · 882 ft²

CLIMATE RISK

96 FLOOD	15 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2014	Resale	Deed	\$247,000	\$99	\$235K
Aug 10, 2006	Resale	Deed	\$194,000	\$78	\$146K
May 24, 2006	Resale	Deed	\$165,000	\$66	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.6 mi
Ruston High School	High	9–12	1.4 mi
Ruston Junior High School	Middle	7–8	2.6 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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