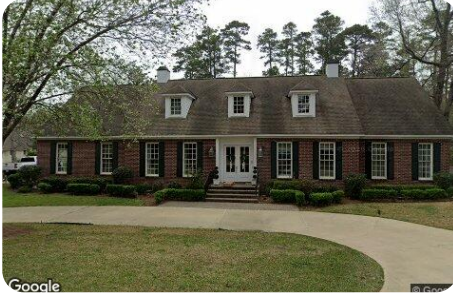


Single Family Residence **RESIDENTIAL**

401 FOREST CIR

RUSTON, LA 71270

\$380,392 TopHap Estimate · \$101 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,765 ft²

LIVING AREA

0.81 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$380K

\$320K low

\$440K high

Last Sale

\$350,000 · Jul 23, 2024

Est. Owner Equity

\$124,392

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,043 (2024)
Assessed Value	\$35,650
Previous Assessed	\$35,650
Assessor Market Value	\$356,501

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.81

Porch · 352 ft²

CLIMATE RISK

1 FLOOD	31 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
Jul 19, 2024	Resale	Cash Sale Deed	\$350,000	\$93	\$256K
Jan 13, 2005	Resale	Cash Sale Deed	\$359,000	\$95	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.5 mi
Ruston High School	High	9–12	1.4 mi
Ruston Junior High School	Middle	7–8	2.5 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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