

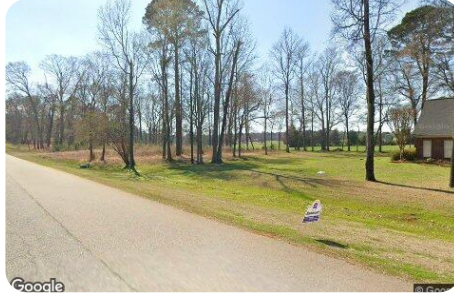
Single Family Residence

RESIDENTIAL

205 VALLEY VIEW DR

RUSTON, LA 71270

\$470,000 TopHap Estimate · \$156 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,004 ft²

LIVING AREA

1.26 ac

LOT SIZE

2006

YEAR BUILT

2

PARKING

VALUATION

\$470K

\$430K low

\$510K high

Last Sale

\$332,000 · Oct 16, 2006

Est. Owner Equity

\$120,000

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,396 (2025)
Assessed Value	\$41,629
Previous Assessed	\$41,630
Assessor Market Value	\$416,287

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	1.26
Pool	No

Porch · 414 ft²

CLIMATE RISK

90 FLOOD	38 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 16, 2006	Resale	Deed	\$332,000	\$111	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	4.9 mi
Ruston High School	High	9–12	6.3 mi
Ruston Junior High School	Middle	7–8	7.2 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	Owner occupied
-----------	-----------------------