

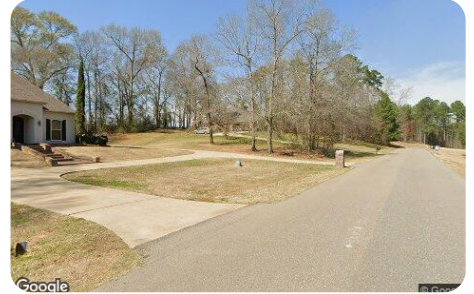
Single Family Residence

RESIDENTIAL

225 VALLEY VIEW DR

RUSTON, LA 71270

\$519,953 TopHap Estimate · \$198 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,624 ft²

LIVING AREA

1.26 ac

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$520K

\$479K low

\$561K high

Last Sale

\$395,000 · Sep 16, 2019

Est. Owner Equity

\$203,953

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,504 (2024)
Assessed Value	\$42,989
Previous Assessed	\$36,743
Assessor Market Value	\$429,886

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.26

Porch · 985 ft²

CLIMATE RISK

57
FLOOD

38
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2019	Resale	Deed	\$395,000	\$151	\$316K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	4.9 mi
Ruston High School	High	9–12	6.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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