

Single Family Residence

RESIDENTIAL

261 VALLEY VIEW DR

RUSTON, LA 71270

\$589,000

TopHap Estimate · \$187 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,156 ft²

LIVING AREA

2.79 ac

LOT SIZE

2007

YEAR BUILT

4

PARKING

VALUATION

\$589K

\$567K low

\$611K high

Last Sale

\$565,000 · Jul 15, 2026

Est. Owner Equity

\$28,228

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$4,155 (2025)
Assessed Value	\$51,135
Assessor Market Value	\$511,342

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	2.79
Pool	No

Porch · 928 ft²

CLIMATE RISK

64
FLOOD

38
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2026	Resale	Deed	\$565,000	\$179	\$472K
Feb 28, 2023	Resale	Deed	\$555,000	\$176	\$561K
Jan 11, 2016	Resale	Cash Sale Deed	\$445,000	\$141	
Nov 2, 2013	Resale	Deed	\$412,000	\$131	\$415K
May 22, 2007	Resale	Deed	\$47,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	5.0 mi
Ruston High School	High	9–12	6.5 mi
Ruston Junior High School	Middle	7–8	7.3 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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