

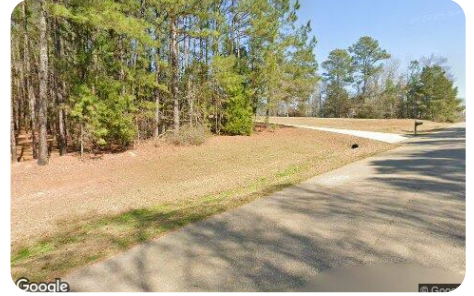
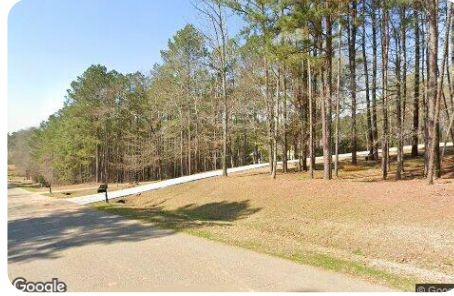
Single Family Residence

RESIDENTIAL

347 VALLEY VIEW DR

RUSTON, LA 71270

\$447,456 TopHap Estimate · \$196 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,283 ft²

LIVING AREA

2.02 ac

LOT SIZE

2010

YEAR BUILT

3

PARKING

VALUATION

\$447K

\$404K low

\$491K high

Last Sale

\$335,000 · Mar 15, 2013

Est. Owner Equity

\$146,456

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,240 (2024)
Assessed Value	\$39,676
Previous Assessed	\$33,173
Assessor Market Value	\$396,760

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.02

Porch · 280 ft²

CLIMATE RISK

66 FLOOD	38 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2013	Resale	Deed	\$335,000	\$147	\$301K
May 21, 2010	Resale	Deed	\$45,000	\$20	\$201K
Apr 27, 2009	Resale	Deed	\$35,000	\$15	\$16K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	5.2 mi
Ruston High School	High	9–12	6.7 mi
Ruston Junior High School	Middle	7–8	7.5 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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