

Single Family Residence **RESIDENTIAL**

# 436 VALLEY VIEW DR

RUSTON, LA 71270

**\$540,784** TopHap Estimate · \$208 / ft² · confidence 89 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,598 ft²**  
LIVING AREA

**2.02 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**3**  
PARKING

## VALUATION

**\$541K**

\$480K low

\$601K high

Est. Owner Equity

**\$540,784**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,845 (2024) |
| Assessed Value        | \$47,263       |
| Previous Assessed     | \$40,032       |
| Assessor Market Value | \$472,633      |

## PROPERTY FACTS

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

Porch · 568 ft²

## CLIMATE RISK

**1**  
FLOOD

**40**  
WILDFIRE

**99**  
HEAT

**84**  
STORM

**12**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT² | LOAN   |
|--------------|--------|----------------|-----------|--------|--------|
| Sep 28, 2012 | Resale | Cash Sale Deed | \$18,181  | \$7    |        |
| Oct 1, 2012  | Resale | Cash Sale Deed | \$78,225  | \$30   |        |
| Jun 5, 2012  | Resale | Deed           | \$438,000 | \$169  | \$441K |
| Apr 12, 2006 | Resale | Cash Sale Deed | \$49,900  | \$19   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 5.3 mi   |
| Ruston High School          | High       | 9–12   | 6.8 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 7.6 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|