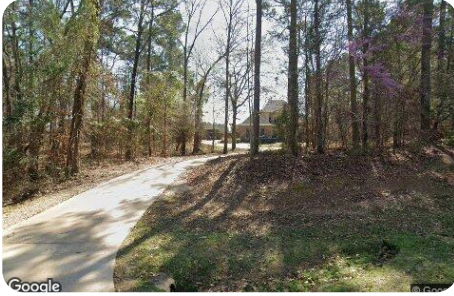


Single Family Residence **RESIDENTIAL**

406 VALLEY VIEW DR

RUSTON, LA 71270

\$535,130 TopHap Estimate · \$189 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

2,834 ft²

LIVING AREA

2.02 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$535K

\$486K low

\$584K high

Est. Owner Equity

\$535,130

TAX & ASSESSMENT

Property Tax	\$3,890 (2024)
Assessed Value	\$47,819
Previous Assessed	\$40,472
Assessor Market Value	\$478,176

PROPERTY FACTS

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

Porch · 674 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 10, 2012	Resale	Cash Sale Deed	\$363,900	\$128	
Feb 26, 2010	Resale	Cash Sale Deed	\$35,000	\$12	

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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