

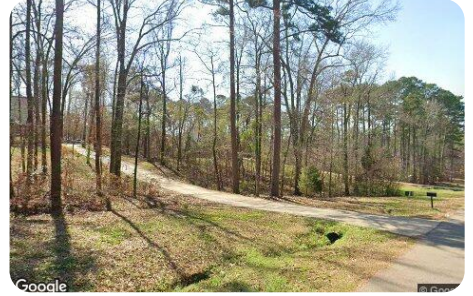
Single Family Residence

RESIDENTIAL

346 VALLEY VIEW DR

RUSTON, LA 71270

\$560,098 TopHap Estimate · \$191 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,936 ft²

LIVING AREA

2.02 ac

LOT SIZE

2011

YEAR BUILT

4

PARKING

VALUATION

\$560K

\$516K low

\$604K high

Last Sale

\$44,500 · Jan 18, 2008

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$4,022 (2024)
Assessed Value	\$49,473
Previous Assessed	\$41,921
Assessor Market Value	\$494,723

PROPERTY FACTS

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

Porch · 578 ft²

CLIMATE RISK

1
FLOOD

39
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 18, 2008	Resale	Cash Sale Deed	\$44,500	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	5.1 mi
Ruston High School	High	9–12	6.6 mi
Ruston Junior High School	Middle	7–8	7.4 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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