

Single Family Residence

RESIDENTIAL

316 VALLEY VIEW DR

RUSTON, LA 71270

\$655,388 TopHap Estimate · \$174 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,757 ft²

LIVING AREA

2.02 ac

LOT SIZE

2006

YEAR BUILT

4

PARKING

VALUATION

\$655K

\$620K low

\$690K high

Last Sale

\$585,000 · Jun 20, 2023

Est. Owner Equity

\$187,388

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$4,358 (2024)
Assessed Value	\$53,679
Previous Assessed	\$53,679
Assessor Market Value	\$536,793

PROPERTY FACTS

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

Porch · 686 ft²

CLIMATE RISK

75
FLOOD

38
WILDFIRE

99
HEAT

84
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2023	Financing	Cash Sale Deed			\$468K
Apr 9, 2021	Resale	Deed	\$53,000	\$14	\$424K
Jun 11, 2019	Financing	Deed			\$362K
May 31, 2013	Resale	Deed	\$41,500	\$11	\$349K
Dec 15, 2006	Resale	Deed	\$340,000	\$90	\$295K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	5.1 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	Absentee owner
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