

Single Family Residence

RESIDENTIAL

228 VALLEY VIEW DR

RUSTON, LA 71270

\$445,928 TopHap Estimate · \$175 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,547 ft²

LIVING AREA

1.66 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$446K

\$423K low

\$468K high

Last Sale

\$320,000 · Apr 5, 2017

Est. Owner Equity

\$62,428

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,943 (2024)
Assessed Value	\$35,962
Previous Assessed	\$30,646
Assessor Market Value	\$359,626

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.66

Porch · 377 ft²

CLIMATE RISK

97 FLOOD	38 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2017	Resale	Cash Sale Deed	\$320,000	\$126	\$304K
Dec 11, 2014	Resale	Deed	\$63,000	\$25	\$63K
Jun 13, 2008	Resale	Deed	\$262,000	\$103	\$50M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	4.9 mi
Ruston High School	High	9–12	6.4 mi
Ruston Junior High School	Middle	7–8	7.2 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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