

Single Family Residence **RESIDENTIAL**

425 FOREST CIR

RUSTON, LA 71270

\$603,569 TopHap Estimate · \$135 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,486 ft²

LIVING AREA

0.84 ac

LOT SIZE

1962

YEAR BUILT

VALUATION

\$604K

\$548K low

\$659K high

Last Sale

\$99,078 · Jun 11, 2010

Est. Owner Equity

\$603,569

TAX & ASSESSMENT

Property Tax	\$4,391 (2024)
Assessed Value	\$51,440
Previous Assessed	\$42,063
Assessor Market Value	\$514,402

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.84

Porch · 1,505 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2010	Resale	Cash Sale Deed	\$99,078	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.5 mi
Ruston High School	High	9–12	1.4 mi
Ruston Junior High School	Middle	7–8	2.5 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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