

Single Family Residence

RESIDENTIAL

311 FOREST CREEK DR

RUSTON, LA 71270

\$377,622 TopHap Estimate · \$136 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,783 ft²

LIVING AREA

0.41 ac

LOT SIZE

1978

YEAR BUILT

2

PARKING

VALUATION

\$378K

\$355K low

\$401K high

Last Sale

\$345,000 · Aug 9, 2021

Est. Owner Equity

\$132,622

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,023 (2024)
Assessed Value	\$35,420
Previous Assessed	\$27,774
Assessor Market Value	\$354,196

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.41

Porch · 572 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

99
HEAT

82
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2021	Resale	Deed	\$345,000	\$124	\$245K
Jan 27, 2017	Resale	Cash Sale Deed	\$262,500	\$94	
Jan 10, 2017	Resale	Cash Sale Deed	\$240,000	\$86	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.6 mi
Ruston High School	High	9–12	1.2 mi
Ruston Junior High School	Middle	7–8	2.4 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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