

Single Family Residence **RESIDENTIAL**

1604 FOREST CREEK DR

RUSTON, LA 71270

\$559,840 TopHap Estimate · \$126 / ft² · confidence 94 · as of Jul 14, 2026



4
BATHS

4,457 ft²
LIVING AREA

1.12 ac
LOT SIZE

1980
YEAR BUILT

VALUATION

\$560K

\$526K low

\$594K high

Est. Owner Equity

\$559,840

TAX & ASSESSMENT

Property Tax **\$4,658 (2024)**

Assessed Value **\$54,568**

Previous Assessed	\$44,221
Assessor Market Value	\$545,674

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.12

Porch · 2,032 ft²

CLIMATE RISK

46
FLOOD

22
WILDFIRE

99
HEAT

82
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 15, 2012	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.7 mi
Ruston High School	High	9–12	1.3 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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