

Single Family Residence **RESIDENTIAL**

406 FOREST CIR

RUSTON, LA 71270

\$1,499,000 TopHap Estimate · \$321 / ft² · confidence 86 · as of Jul 14, 2026

5

BEDS

3.5

BATHS

4,669 ft²

LIVING AREA

3.02 ac

LOT SIZE

1968

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$620,000 · Nov 4, 2013

Est. Owner Equity

\$979,000

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax

\$5,861 (2025)

Assessed Value

\$68,659

Assessor Market Value

\$686,586

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	3.02
Pool	No

Porch · 1,684 ft²

CLIMATE RISK

97 FLOOD	25 WILDFIRE	99 HEAT	82 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
Nov 4, 2013	Resale	Deed	\$620,000	\$133	\$300K
Feb 9, 2007	Resale	Deed	\$325,000	\$70	\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.6 mi
Ruston High School	High	9–12	1.4 mi
Ruston Junior High School	Middle	7–8	2.6 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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