

Single Family Residence **RESIDENTIAL**

423 FOREST CIR

RUSTON, LA 71270

\$613,775 TopHap Estimate · \$178 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,448 ft²
LIVING AREA

0.88 ac
LOT SIZE

2002
YEAR BUILT

3
PARKING

VALUATION

\$614K

\$569K low

\$658K high

Last Sale

\$578,000 · Sep 21, 2022

Est. Owner Equity

\$613,775

TAX & ASSESSMENT

Property Tax	\$4,540 (2024)
Assessed Value	\$53,192
Previous Assessed	\$53,847
Assessor Market Value	\$531,921

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.88

Porch · 783 ft²

CLIMATE RISK

1 FLOOD	16 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
Sep 21, 2022	Resale	Deed	\$578,000	\$168	
May 13, 2022	Financing	Gift Deed			

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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