

Single Family Residence **RESIDENTIAL**

420 FOREST CIR

RUSTON, LA 71270

\$674,532 TopHap Estimate · \$170 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,974 ft²

LIVING AREA

3.71 ac

LOT SIZE

1967

YEAR BUILT

3

PARKING

VALUATION

\$675K

\$617K low

\$732K high

Last Sale

\$650,000 · Nov 16, 2021

Est. Owner Equity

\$126,282

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,549 (2024)
Assessed Value	\$65,008
Previous Assessed	\$52,336
Assessor Market Value	\$650,071

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	3.71

Porch · 1,898 ft²

CLIMATE RISK

50 FLOOD	31 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2021	Resale	Deed	\$650,000	\$164	\$548K
Jun 15, 2018	Quitclaim	Quit Claim Transfer			\$640K
Jun 2, 2014	Resale	Deed	\$475,000	\$120	\$480K
Jun 30, 2010	Resale	Deed	\$137,000	\$34	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.4 mi
Ruston High School	High	9–12	1.5 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------