

Single Family Residence

RESIDENTIAL

402 FOREST CIR

RUSTON, LA 71270

\$501,395 TopHap Estimate · \$129 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

3,888 ft²

LIVING AREA

1.83 ac

LOT SIZE

1965

YEAR BUILT

VALUATION

\$501K

\$467K low

\$536K high

Last Sale

\$170,000 · May 2, 2017

Est. Owner Equity

\$299,146

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,890 (2024)
Assessed Value	\$45,570
Previous Assessed	\$33,394
Assessor Market Value	\$455,695

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.83

Porch · 744 ft²

CLIMATE RISK

42 FLOOD	32 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
May 1, 2017	Resale	Cash Sale Deed	\$170,000	\$44	
Jun 4, 2014	Resale	Deed	\$350,000	\$90	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.6 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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