

Single Family Residence **RESIDENTIAL**

404 FOREST CIR

RUSTON, LA 71270

\$376,617 TopHap Estimate · \$145 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,602 ft²

LIVING AREA

2.26 ac

LOT SIZE

1967

YEAR BUILT

VALUATION

\$377K

\$351K low

\$403K high

Last Sale

\$240,000 · Aug 1, 2011

Est. Owner Equity

\$183,017

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,953 (2024)
Assessed Value	\$34,600
Previous Assessed	\$23,283
Assessor Market Value	\$345,994

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.26

Porch · 2,053 ft²

CLIMATE RISK

90 FLOOD	22 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
Aug 1, 2011	Resale	Deed	\$240,000	\$92	\$192K
Jul 21, 2008	Resale	Deed	\$255,000	\$98	\$247K

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	Absentee owner
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