

Single Family Residence

RESIDENTIAL

314 FOREST CREEK DR

RUSTON, LA 71270

\$379,241 TopHap Estimate · \$157 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,416 ft²

LIVING AREA

1.17 ac

LOT SIZE

1976

YEAR BUILT

2

PARKING

VALUATION

\$379K

\$343K low

\$415K high

Last Sale

\$350,000 · Oct 18, 2024

Est. Owner Equity

\$40,923

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,064 (2024)
Assessed Value	\$35,893
Previous Assessed	\$27,937
Assessor Market Value	\$358,925

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.17

Porch · 770 ft²

CLIMATE RISK

1 FLOOD	17 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
Oct 18, 2024	Resale	Cash Sale Deed	\$350,000	\$145	\$338K
Mar 28, 2011	Resale	Deed	\$252,500	\$105	\$202K
Jun 28, 2007	Resale	Cash Sale Deed	\$235,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.7 mi
Ruston High School	High	9–12	1.2 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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