

Single Family Residence **RESIDENTIAL**

416 FOREST CIR

RUSTON, LA 71270

\$406,988 TopHap Estimate · \$107 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,788 ft²

LIVING AREA

3.28 ac

LOT SIZE

1971

YEAR BUILT

VALUATION

\$407K

\$359K low

\$455K high

Est. Owner Equity

\$406,988

TAX & ASSESSMENT

Property Tax	\$2,440 (2024)
Assessed Value	\$28,580
Previous Assessed	\$28,580
Assessor Market Value	\$285,802

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	3.28

Porch · 1,476 ft²

CLIMATE RISK

98
FLOOD

29
WILDFIRE

99
HEAT

82
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2012	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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