

Single Family Residence **RESIDENTIAL**

422 FOREST CIR

RUSTON, LA 71270

\$574,290 TopHap Estimate · \$170 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,371 ft²

LIVING AREA

1.38 ac

LOT SIZE

1966

YEAR BUILT

VALUATION

\$574K

\$549K low

\$600K high

Est. Owner Equity

\$0

Loan-to-Value

114%

TAX & ASSESSMENT

Property Tax	\$3,377 (2024)
Assessed Value	\$39,564
Previous Assessed	\$30,233
Assessor Market Value	\$395,630

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.38

Porch · 816 ft²

CLIMATE RISK

39 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
Feb 21, 2025	Resale	Cash Sale Deed	\$535,000	\$159	\$660K
Oct 21, 2010	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.4 mi
Ruston High School	High	9–12	1.4 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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