

Single Family Residence **RESIDENTIAL**

312 TREMONT DR

RUSTON, LA 71270

\$514,448 TopHap Estimate · \$184 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,802 ft²
LIVING AREA

1.47 ac
LOT SIZE

2008
YEAR BUILT

2
PARKING

VALUATION

\$514K

\$480K low

\$549K high

Last Sale

\$369,900 · Jun 19, 2015

Est. Owner Equity

\$94,448

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,207 (2024)
Assessed Value	\$39,266
Previous Assessed	\$33,647
Assessor Market Value	\$392,659

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.47

Porch · 220 ft²

CLIMATE RISK

43 FLOOD	33 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 19, 2015	Resale	Deed	\$369,900	\$132	\$372K
Jul 18, 2007	Resale	Cash Sale Deed	\$20,000	\$7	
Jul 27, 2006	Resale	Deed	\$18,750	\$7	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.9 mi
Ruston High School	High	9–12	3.5 mi
Ruston Junior High School	Middle	7–8	4.2 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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