

Single Family Residence **RESIDENTIAL**

# 1704 WADE DR

RUSTON, LA 71270

**\$275,028** TopHap Estimate · \$158 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**2.5**

BATHS

**1,736 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$275K**

\$250K low

\$300K high

Last Sale

**\$275,000 · Apr 21, 2026**

Est. Owner Equity

**\$68,778**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,270 (2025) |
| Assessed Value        | \$26,593       |
| Previous Assessed     | \$26,979       |
| Assessor Market Value | \$265,928      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LINCOLN                 |
| Lot (acres)   | 0.39                    |
| Pool          | No                      |

Porch · 472 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 67<br>FLOOD | 34<br>WILDFIRE | 98<br>HEAT | 83<br>STORM | 12<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT² | LOAN   |
|--------------|--------|----------------|-----------|--------|--------|
| Apr 17, 2026 | Resale | Deed           | \$275,000 | \$158  | \$206K |
| Sep 25, 2017 | Resale | Cash Sale Deed | \$25,000  | \$14   |        |
| Sep 26, 2016 | Resale | Cash Sale Deed | \$22,500  | \$13   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruston High School          | High       | 9–12   | 1.0 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 1.6 mi   |
| Glen View Elementary School | Elementary | KG–2   | 1.8 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|