

Single Family Residence **RESIDENTIAL**

112 SHADE TREE TRCE

RUSTON, LA 71270

\$490,000 TopHap Estimate · \$184 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,666 ft²

LIVING AREA

1 ac

LOT SIZE

2022

YEAR BUILT

3

PARKING

VALUATION

\$490K

\$463K low

\$517K high

Last Sale

\$473,000 · Oct 28, 2024

Est. Owner Equity

\$147,000

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,848 (2024)
Assessed Value	\$47,298
Previous Assessed	\$35,202
Assessor Market Value	\$472,974

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.00

Porch · 636 ft²

CLIMATE RISK

1 FLOOD	35 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
Oct 25, 2024	Resale	Cash Sale Deed	\$473,000	\$177	\$343K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.2 mi
Ruston High School	High	9–12	4.8 mi
Ruston Junior High School	Middle	7–8	5.4 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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