

Single Family Residence **RESIDENTIAL**

126 SHADE TREE TRCE

RUSTON, LA 71270

\$556,030 TopHap Estimate · \$203 / ft² · confidence 92 · as of Jul 14, 2026

3

BATHS

2,744 ft²

LIVING AREA

1.11 ac

LOT SIZE

2022

YEAR BUILT

2

PARKING

VALUATION

\$556K

\$511K low

\$601K high

Last Sale

\$490,000 · Jun 5, 2024

Est. Owner Equity

\$161,230

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax

\$4,090 (2024)

Assessed Value

\$50,330

Previous Assessed

\$37,071

Assessor Market Value

\$503,303

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.11

Porch · 792 ft²

CLIMATE RISK

1 FLOOD	35 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2021	Resale	Deed	\$69,500	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.2 mi
Ruston High School	High	9–12	4.7 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
---------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------