

Residential - Vacant Land **RESIDENTIAL**

SHADE TREE TRL
RUSTON, LA 71270



1.25 ac
LOT SIZE

VALUATION

Last Sale **\$75,000 · Feb 8, 2021**

TAX & ASSESSMENT

Property Tax	\$474 (2024)
Assessed Value	\$5,943
Previous Assessed	\$5,030
Assessor Market Value	\$59,425

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Lincoln
Lot (acres)	1.25

CLIMATE RISK

1 FLOOD	34 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 8, 2021	Resale	Deed	\$75,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.1 mi
Ruston High School	High	9–12	4.6 mi
Ruston Junior High School	Middle	7–8	5.3 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	Absentee owner
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