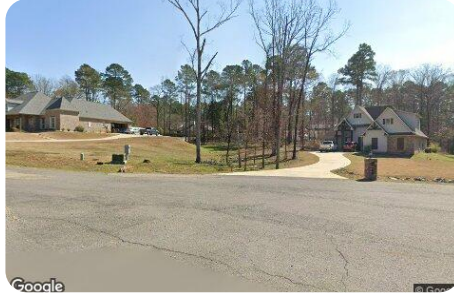


Single Family Residence **RESIDENTIAL**

161 SHADE TREE TRCE

RUSTON, LA 71270

\$502,925 TopHap Estimate · \$217 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,315 ft²
LIVING AREA

1.13 ac
LOT SIZE

2021
YEAR BUILT

2

PARKING

VALUATION

\$503K

\$469K low

\$537K high

Last Sale

\$415,000 · Jul 23, 2021

Est. Owner Equity

\$502,925

TAX & ASSESSMENT

Property Tax	\$3,635 (2024)
Assessed Value	\$44,626
Previous Assessed	\$39,283
Assessor Market Value	\$446,256

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.13

Porch · 313 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2021	Resale	Deed	\$415,000	\$179	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	3.0 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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