

Single Family Residence **RESIDENTIAL**

3500 MARCUS DR

RUSTON, LA 71270

\$468,845 TopHap Estimate · \$134 / ft² · confidence 64 · as of Jul 14, 2026



4

BATHS

3,503 ft²

LIVING AREA

3.3 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$469K

\$301K low

\$637K high

Last Sale

\$66,000 · Dec 30, 2004

Est. Owner Equity

\$154,845

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,039 (2024)
Assessed Value	\$59,028
Previous Assessed	\$50,634
Assessor Market Value	\$590,273

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	3.30

Porch · 1,018 ft²

CLIMATE RISK

99 FLOOD	30 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	1.2 mi
Ruston Junior High School	Middle	7–8	2.1 mi
Ruston High School	High	9–12	2.2 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
-----------	----------------