

Single Family Residence **RESIDENTIAL**

3301 MARCUS DR

RUSTON, LA 71270

\$410,812 TopHap Estimate · \$127 / ft² · confidence 63 · as of Jul 14, 2026



3

BATHS

3,225 ft²

LIVING AREA

2.29 ac

LOT SIZE

2007

YEAR BUILT

4

PARKING

VALUATION

\$411K

\$260K low

\$562K high

Est. Owner Equity

\$284,354

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,717 (2024)
Assessed Value	\$55,256
Previous Assessed	\$43,257
Assessor Market Value	\$552,557

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.29

Porch · 549 ft²

CLIMATE RISK

65 FLOOD	31 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2022	Non-arms-length	Deed	\$576,000	\$179	
Mar 11, 2009	Financing	Cash Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	1.1 mi
Ruston Junior High School	Middle	7–8	2.0 mi
Ruston High School	High	9–12	2.1 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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