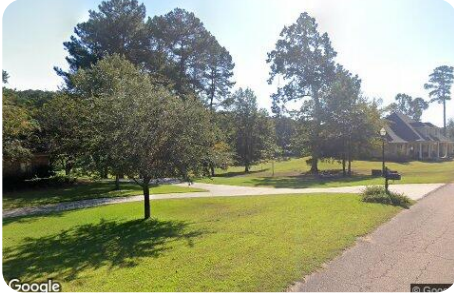


Single Family Residence **RESIDENTIAL**

3300 MARCUS DR

RUSTON, LA 71270

\$643,260 TopHap Estimate · \$201 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

3,205 ft²

LIVING AREA

3.15 ac

LOT SIZE

2021

YEAR BUILT

5

PARKING

VALUATION

\$643K

\$603K low

\$683K high

Last Sale

\$630,000 · Apr 15, 2024

Est. Owner Equity

\$612,210

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax	\$5,386 (2025)
Assessed Value	\$63,092
Assessor Market Value	\$630,919

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	3.15
Pool	No

Porch · 1,004 ft²

CLIMATE RISK

99 FLOOD	30 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2026	Financing	Mortgage			\$31K
Apr 15, 2024	Resale	Cash Sale Deed	\$630,000	\$197	
Sep 25, 2018	Resale	Deed	\$78,000	\$24	

ASSIGNED SCHOOLS

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