

Single Family Residence **RESIDENTIAL**

3012 CANAL ST

RUSTON, LA 71270

\$350,790 TopHap Estimate · \$182 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,926 ft²

LIVING AREA

0.44 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$351K

\$332K low

\$370K high

Last Sale

\$270,000 · Jun 22, 2016

Est. Owner Equity

\$350,790

TAX & ASSESSMENT

Property Tax	\$2,665 (2024)
Assessed Value	\$31,224
Previous Assessed	\$25,492
Assessor Market Value	\$312,238

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.44

Porch · 321 ft²

CLIMATE RISK

58 FLOOD	32 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2016	Resale	Cash Sale Deed	\$270,000	\$140	
Jun 20, 2014	Resale	Deed	\$245,000	\$127	\$221K
Jan 7, 2011	Resale	Deed	\$246,000	\$128	\$240K
Mar 16, 2010	Resale	Deed	\$35,000	\$18	\$202K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.4 mi
Ruston High School	High	9–12	2.8 mi
Ruston Junior High School	Middle	7–8	3.8 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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