

Single Family Residence **RESIDENTIAL**

3004 CANAL ST

RUSTON, LA 71270

\$373,465 TopHap Estimate · \$186 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

2,012 ft²

LIVING AREA

0.32 ac

LOT SIZE

2014

YEAR BUILT

2

PARKING

VALUATION

\$373K

\$342K low

\$405K high

Last Sale

\$305,000 · Aug 5, 2021

Est. Owner Equity

\$77,615

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,753 (2024)
Assessed Value	\$32,255
Previous Assessed	\$27,649
Assessor Market Value	\$322,542

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.32

Porch · 210 ft²

CLIMATE RISK

49 FLOOD	15 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
Jul 29, 2021	Resale	Deed	\$305,000	\$152	\$296K
Apr 21, 2017	Resale	Cash Sale Deed	\$273,000	\$136	\$163K
Jun 18, 2014	Resale	Cash Sale Deed	\$1,750	\$1	

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	Owner occupied
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