

Single Family Residence **RESIDENTIAL**

3002 CANAL ST

RUSTON, LA 71270

\$529,325 TopHap Estimate · \$180 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

2,936 ft²

LIVING AREA

0.32 ac

LOT SIZE

2014

YEAR BUILT

4

PARKING

VALUATION

\$529K

\$479K low

\$580K high

Est. Owner Equity

\$253,025

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,136 (2024)
Assessed Value	\$48,454
Previous Assessed	\$41,943
Assessor Market Value	\$484,537

PROPERTY FACTS

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

Porch · 528 ft²

CLIMATE RISK

56
FLOOD

15
WILDFIRE

99
HEAT

83
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2013	Financing	Gift Deed			
Feb 12, 2013	Resale	Cash Sale Deed	\$31,000	\$11	
Feb 28, 2012	Resale	Cash Sale Deed	\$22,000	\$7	
May 17, 2007	Resale	Cash Sale Deed	\$30,000	\$10	

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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