

Single Family Residence **RESIDENTIAL**

3003 CANAL ST

RUSTON, LA 71270

\$369,117 TopHap Estimate · \$186 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,984 ft²

LIVING AREA

0.27 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$369K

\$336K low

\$402K high

Last Sale

\$340,000 · Aug 22, 2024

Est. Owner Equity

\$97,117

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,743 (2024)
Assessed Value	\$32,130
Previous Assessed	\$32,130
Assessor Market Value	\$321,301

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.27

Porch · 406 ft²

CLIMATE RISK

1 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
Aug 22, 2024	Resale	Cash Sale Deed	\$340,000	\$171	\$272K
May 25, 2018	Resale	Deed	\$287,000	\$145	\$282K
Mar 23, 2012	Resale	Deed	\$35,000	\$18	\$208K

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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