

Single Family Residence **RESIDENTIAL**

3003 BOURBON ST

RUSTON, LA 71270

\$344,609 TopHap Estimate · \$176 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,955 ft²

LIVING AREA

0.26 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$345K

\$319K low

\$371K high

Last Sale

\$274,000 · Oct 2, 2020

Est. Owner Equity

\$75,572

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,570 (2024)
Assessed Value	\$30,105
Previous Assessed	\$26,307
Assessor Market Value	\$301,053

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.26

Porch · 332 ft²

CLIMATE RISK

1 FLOOD	31 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
Oct 2, 2020	Resale	Deed	\$274,000	\$140	\$269K
Apr 24, 2013	Resale	Deed	\$240,000	\$123	\$192K
Apr 30, 2008	Resale	Deed	\$225,505	\$115	\$225K
Aug 31, 2007	Resale	Deed	\$37,000	\$19	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.2 mi
Ruston High School	High	9–12	2.6 mi
Ruston Junior High School	Middle	7–8	3.6 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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