

Single Family Residence **RESIDENTIAL**

3312 CANAL ST

RUSTON, LA 71270

\$367,544 TopHap Estimate · \$200 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,836 ft²

LIVING AREA

0.4 ac

LOT SIZE

2008

YEAR BUILT

3

PARKING

VALUATION

\$368K

\$346K low

\$389K high

Last Sale

\$250,000 · Aug 29, 2014

Est. Owner Equity

\$167,544

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,613 (2024)
Assessed Value	\$30,612
Previous Assessed	\$25,384
Assessor Market Value	\$306,123

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.40

Porch · 130 ft²

CLIMATE RISK

1 FLOOD	33 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2014	Resale	Deed	\$250,000	\$136	\$200K
Oct 12, 2012	Resale	Cash Sale Deed	\$243,000	\$132	
Jul 11, 2008	Resale	Deed	\$226,000	\$123	\$181K
Feb 20, 2008	Resale	Deed	\$38,500	\$21	\$169K
May 8, 2007	Resale	Cash Sale Deed	\$29,750	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.3 mi
Ruston High School	High	9–12	2.8 mi
Ruston Junior High School	Middle	7–8	3.7 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------