

Single Family Residence

RESIDENTIAL

3304 CANAL ST

RUSTON, LA 71270

\$385,429

TopHap Estimate · \$197 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,961 ft²

LIVING AREA

0.27 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$385K

\$359K low

\$412K high

Last Sale

\$350,000 · Oct 20, 2023

Est. Owner Equity

\$385,429

TAX & ASSESSMENT

Property Tax	\$2,784 (2024)
Assessed Value	\$32,610
Previous Assessed	\$26,203
Assessor Market Value	\$326,097

PROPERTY FACTS

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

Porch · 589 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
Oct 19, 2023	Resale	Cash Sale Deed	\$350,000	\$178	
Mar 26, 2013	Resale	Deed	\$233,500	\$119	\$200K
Nov 20, 2009	Resale	Deed	\$205,000	\$105	\$201K
Jul 28, 2003	Resale	Deed	\$225,675	\$115	\$222K
Jun 14, 2007	Resale	Deed	\$35,000	\$18	\$187K

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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