

Single Family Residence **RESIDENTIAL**

3212 CANAL ST

RUSTON, LA 71270

\$310,410 TopHap Estimate · \$181 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,716 ft²

LIVING AREA

0.27 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$310K

\$297K low

\$324K high

Last Sale

\$297,000 · Jun 6, 2022

Est. Owner Equity

\$50,410

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,282 (2024)
Assessed Value	\$26,737
Previous Assessed	\$27,905
Assessor Market Value	\$267,364

PROPERTY FACTS

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

Porch · 108 ft²

CLIMATE RISK

48 FLOOD	33 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
Jun 6, 2022	Resale	Deed	\$297,000	\$173	\$260K
Feb 27, 2008	Resale	Deed	\$30,625	\$18	\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.4 mi
Ruston High School	High	9–12	2.9 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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