

Single Family Residence **RESIDENTIAL**

3206 CANAL ST

RUSTON, LA 71270

\$309,132 TopHap Estimate · \$187 / ft² · confidence 88 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,650 ft²
LIVING AREA

0.41 ac
LOT SIZE

2010
YEAR BUILT

2
PARKING

VALUATION

\$309K

\$271K low

\$348K high

Est. Owner Equity

\$91,382

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$2,474 (2024)
Assessed Value	\$28,987
Previous Assessed	\$23,849
Assessor Market Value	\$289,865

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.41

Porch · 256 ft²

CLIMATE RISK

62 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
Sep 10, 2010	Resale	Deed	\$169,997	\$103	\$168K
Apr 14, 2010	Resale	Deed	\$35,000	\$21	\$208K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	1.5 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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