

Single Family Residence **RESIDENTIAL**

3109 CANAL ST

RUSTON, LA 71270

\$321,698 TopHap Estimate · \$169 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,904 ft²

LIVING AREA

0.24 ac

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$322K

\$303K low

\$341K high

Last Sale

\$297,500 · Feb 28, 2023

Est. Owner Equity

\$206,698

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,209 (2024)
Assessed Value	\$25,874
Previous Assessed	\$25,874
Assessor Market Value	\$258,744

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.24

Porch · 233 ft²

CLIMATE RISK

1 FLOOD	32 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 2023	Resale	Deed	\$297,500	\$156	\$115K
Sep 18, 2020	Resale	Deed	\$269,250	\$141	\$256K
Jan 21, 2014	Resale	Deed	\$253,000	\$133	\$217K
Mar 6, 2013	Financing	Deed			\$27K

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