

Single Family Residence

RESIDENTIAL

3712 MORELAND ST

RUSTON, LA 71270

\$416,111 TopHap Estimate · \$152 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,742 ft²

LIVING AREA

2.17 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$416K

\$403K low

\$429K high

Last Sale

\$400,000 · Aug 1, 2025

Est. Owner Equity

\$416,111

TAX & ASSESSMENT

Property Tax	\$3,390 (2024)
Assessed Value	\$39,717
Previous Assessed	\$39,717
Assessor Market Value	\$397,169

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	2.17

Porch · 392 ft²

CLIMATE RISK

94 FLOOD	29 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2025	Financing	DTOT			\$300K
Jul 31, 2025	Resale	Cash Sale Deed	\$400,000	\$146	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen View Elementary School	Elementary	KG–2	1.4 mi
Ruston Junior High School	Middle	7–8	2.3 mi
Ruston High School	High	9–12	2.5 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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