

Single Family Residence

RESIDENTIAL

3801 MORELAND ST

RUSTON, LA 71270

\$609,881 TopHap Estimate · \$193 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,158 ft²

LIVING AREA

1.12 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$610K

\$533K low

\$687K high

Last Sale

\$352,000 · Jul 30, 2007

Est. Owner Equity

\$117,037

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$4,274 (2024)
Assessed Value	\$50,065
Previous Assessed	\$39,096
Assessor Market Value	\$500,662

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	1.12

Porch · 580 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	99 HEAT	83 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2007	Resale	Deed	\$352,000	\$111	\$282K

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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