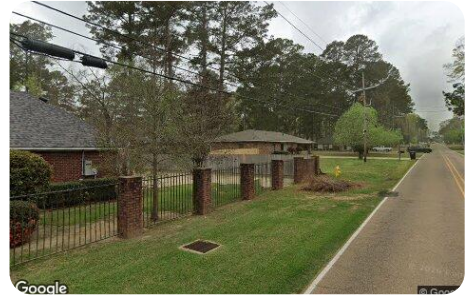


Single Family Residence **RESIDENTIAL**

2341 BOCAGE PL

RUSTON, LA 71270

\$279,654 TopHap Estimate · \$170 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,647 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$280K

\$266K low

\$293K high

Last Sale

\$187,500 · Nov 19, 2010

Est. Owner Equity

\$279,654

TAX & ASSESSMENT

Property Tax	\$2,221 (2024)
Assessed Value	\$26,016
Previous Assessed	\$20,107
Assessor Market Value	\$260,161

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.13

Porch · 446 ft²

CLIMATE RISK

1
FLOOD

15
WILDFIRE

99
HEAT

82
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2010	Resale	Cash Sale Deed	\$187,500	\$114	
Mar 29, 2010	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.3 mi
Ruston High School	High	9–12	1.7 mi
Ruston Junior High School	Middle	7–8	2.6 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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