

Single Family Residence **RESIDENTIAL**

2323 BOCAGE PL

RUSTON, LA 71270

\$252,398 TopHap Estimate · \$163 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,548 ft²
LIVING AREA

0.13 ac
LOT SIZE

1992
YEAR BUILT

1

PARKING

VALUATION

\$252K

\$241K low

\$264K high

Last Sale

\$243,000 · Oct 3, 2025

Est. Owner Equity

\$69,398

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$2,078 (2024)
Assessed Value	\$24,340
Previous Assessed	\$24,340
Assessor Market Value	\$243,395

PROPERTY FACTS

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

Porch · 432 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2025	Resale	Cash Sale Deed	\$243,000	\$157	\$183K
Jun 2, 2014	Resale	Cash Sale Deed	\$203,000	\$131	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.3 mi
Ruston High School	High	9–12	1.6 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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