

Single Family Residence **RESIDENTIAL**

# 2300 BOCAGE PL

RUSTON, LA 71270

**\$311,769** TopHap Estimate · \$152 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**2,056 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$312K**

\$291K low

\$333K high

Est. Owner Equity

**\$286,769**

Loan-to-Value

**8%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,278 (2024) |
| Assessed Value        | \$26,688       |
| Previous Assessed     | \$20,692       |
| Assessor Market Value | \$266,882      |

## PROPERTY FACTS

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

Porch · 659 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 94<br>FLOOD | 15<br>WILDFIRE | 99<br>HEAT | 82<br>STORM | 12<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 0.4 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**

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|