

Single Family Residence **RESIDENTIAL**

2307 BOCAGE PL

RUSTON, LA 71270

\$230,106 TopHap Estimate · \$153 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,504 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1986

YEAR BUILT

2

PARKING

VALUATION

\$230K

\$204K low

\$257K high

Last Sale

\$207,500 · Apr 3, 2018

Est. Owner Equity

\$230,106

TAX & ASSESSMENT

Property Tax	\$1,349 (2024)
Assessed Value	\$15,808
Previous Assessed	\$15,808
Assessor Market Value	\$158,082

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.09

Porch · 130 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
Apr 2, 2018	Resale	Deed	\$207,500	\$138	
May 28, 2013	Resale	Cash Sale Deed	\$196,000	\$130	

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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