

Single Family Residence **RESIDENTIAL**

2303 BOCAGE PL

RUSTON, LA 71270

\$260,859 TopHap Estimate · \$136 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,924 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1987
YEAR BUILT

2
PARKING

VALUATION

\$261K

\$239K low

\$283K high

Last Sale

\$189,000 · Apr 17, 2009

Est. Owner Equity

\$60,859

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$1,535 (2024)
Assessed Value	\$17,986
Previous Assessed	\$14,579
Assessor Market Value	\$179,852

PROPERTY FACTS

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

Porch · 156 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 17, 2009	Resale	Deed	\$189,000	\$98	\$200K

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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------