

Single Family Residence **RESIDENTIAL**

2211 BOCAGE PL

RUSTON, LA 71270

\$346,415 TopHap Estimate · \$168 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,066 ft²

LIVING AREA

0.26 ac

LOT SIZE

1994

YEAR BUILT

3

PARKING

VALUATION

\$346K

\$314K low

\$378K high

Last Sale

\$225,000 · Feb 5, 2020

Est. Owner Equity

\$242,790

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,615 (2024)
Assessed Value	\$30,629
Previous Assessed	\$24,629
Assessor Market Value	\$306,286

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.26

Porch · 512 ft²

CLIMATE RISK

35 FLOOD	15 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2020	Resale	Deed	\$225,000	\$109	

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	Absentee owner
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