

Single Family Residence **RESIDENTIAL**

2322 BOCAGE PL

RUSTON, LA 71270

\$319,045 TopHap Estimate · \$139 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,300 ft²

LIVING AREA

0.13 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$319K

\$307K low

\$331K high

Last Sale

\$222,500 · Mar 3, 2021

Est. Owner Equity

\$304,035

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$2,282 (2024)
Assessed Value	\$26,732
Previous Assessed	\$22,808
Assessor Market Value	\$267,322

PROPERTY FACTS

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

Porch · 111 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 10, 2026	Resale	Deed	\$315,000	\$137	
Mar 3, 2021	Resale	Deed	\$222,500	\$97	

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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