

Single Family Residence **RESIDENTIAL**

2302 BOCAGE PL

RUSTON, LA 71270

\$268,010 TopHap Estimate · \$165 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

1,626 ft²

LIVING AREA

0.13 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$268K

\$239K low

\$297K high

Last Sale

\$200,000 · Feb 10, 2010

Est. Owner Equity

\$268,010

TAX & ASSESSMENT

Property Tax	\$1,811 (2025)
Assessed Value	\$21,214
Assessor Market Value	\$212,136

PROPERTY FACTS

Property Type	Single Family Residence
County	LINCOLN
Lot (acres)	0.13
Pool	No

Porch · 537 ft²

CLIMATE RISK

64
FLOOD

15
WILDFIRE

99
HEAT

82
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2010	Resale	Cash Sale Deed	\$200,000	\$123	

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

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