

Single Family Residence **RESIDENTIAL**

2328 BOCAGE PL

RUSTON, LA 71270

\$287,141 TopHap Estimate · \$130 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,213 ft²

LIVING AREA

0.13 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$287K

\$269K low

\$306K high

Last Sale

\$236,880 · Dec 26, 2018

Est. Owner Equity

\$187,141

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$1,838 (2024)
Assessed Value	\$21,531
Previous Assessed	\$21,531
Assessor Market Value	\$215,307

PROPERTY FACTS

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

Porch · 442 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
Dec 26, 2018	Resale	Deed	\$236,880	\$107	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.3 mi
Ruston High School	High	9–12	1.7 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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