

Single Family Residence **RESIDENTIAL**

2311 BOCAGE PL

RUSTON, LA 71270

\$278,132 TopHap Estimate · \$126 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

2,213 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1986

YEAR BUILT

VALUATION

\$278K

\$263K low

\$293K high

Last Sale

\$105,500 · Jan 1, 1986

Est. Owner Equity

\$278,132

TAX & ASSESSMENT

Property Tax	\$1,486 (2024)
Assessed Value	\$17,412
Previous Assessed	\$14,317
Assessor Market Value	\$174,109

PROPERTY FACTS

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

Porch · 510 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
Nov 26, 2024	Resale	Cash Sale Deed	\$257,500	\$116	

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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