

Single Family Residence **RESIDENTIAL**

2333 BOCAGE PL

RUSTON, LA 71270

\$283,777 TopHap Estimate · \$144 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,973 ft²

LIVING AREA

0.13 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$284K

\$261K low

\$307K high

Last Sale

\$225,000 · Nov 23, 2011

Est. Owner Equity

\$283,777

TAX & ASSESSMENT

Property Tax	\$1,687 (2024)
Assessed Value	\$19,764
Previous Assessed	\$19,764
Assessor Market Value	\$197,637

PROPERTY FACTS

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

Porch · 188 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 22, 2011	Resale	Cash Sale Deed	\$225,000	\$114	

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------