

Single Family Residence **RESIDENTIAL**

## 2319 BOCAGE PL

RUSTON, LA 71270

**\$268,734** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**1,587 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$269K**

\$253K low

\$285K high

Last Sale

**\$214,900 · Oct 7, 2019**

Est. Owner Equity

**\$103,834**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,959 (2024) |
| Assessed Value        | \$22,948       |
| Previous Assessed     | \$17,631       |
| Assessor Market Value | \$229,476      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.12                    |

Porch · 332 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   |
|-------------|--------|------|-----------|--------|--------|
| Oct 7, 2019 | Resale | Deed | \$214,900 | \$135  | \$165K |

## 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>105</div> <div>CRIME INDEX</div> | <div>118</div> <div>AIR POLLUTION</div> | <div>34,356</div> <div>POPULATION</div> | <div>\$50K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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