

Single Family Residence **RESIDENTIAL**

2306 BOCAGE PL

RUSTON, LA 71270

\$231,534 TopHap Estimate · \$138 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,676 ft²

LIVING AREA

0.13 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$232K

\$201K low

\$262K high

Last Sale

\$220,000 · Nov 18, 2009

Est. Owner Equity

\$231,534

TAX & ASSESSMENT

Property Tax	\$1,411 (2024)
Assessed Value	\$16,528
Previous Assessed	\$16,528
Assessor Market Value	\$165,275

PROPERTY FACTS

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

Porch · 244 ft²

CLIMATE RISK

52 FLOOD	15 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

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	Owner occupied
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