

Single Family Residence **RESIDENTIAL**

2310 BOCAGE PL

RUSTON, LA 71270

\$227,978 TopHap Estimate · \$125 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,830 ft²

LIVING AREA

0.13 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$228K

\$201K low

\$255K high

Last Sale

\$149,000 · Aug 16, 1999

Est. Owner Equity

\$227,978

TAX & ASSESSMENT

Property Tax	\$1,272 (2024)
Assessed Value	\$14,900
Previous Assessed	\$14,900
Assessor Market Value	\$149,000

PROPERTY FACTS

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

Porch · 144 ft²

CLIMATE RISK

35 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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