

Single Family Residence **RESIDENTIAL**

2340 BOCAGE PL

RUSTON, LA 71270

\$367,095 TopHap Estimate · \$157 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,336 ft²

LIVING AREA

0.13 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$367K

\$352K low

\$382K high

Last Sale

\$340,000 · May 2, 2022

Est. Owner Equity

\$63,880

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,635 (2024)
Assessed Value	\$30,874
Previous Assessed	\$33,412
Assessor Market Value	\$308,731

PROPERTY FACTS

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

Porch · 824 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	99 HEAT	82 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 26, 2022	Resale	Deed	\$340,000	\$146	\$303K
Jul 13, 2012	Resale	Cash Sale Deed	\$27,000	\$12	
May 24, 2012	Resale	Deed	\$325,000	\$139	\$152K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	0.3 mi
Ruston High School	High	9–12	1.7 mi
Ruston Junior High School	Middle	7–8	2.7 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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