

Single Family Residence **RESIDENTIAL**

2305 BOCAGE PL

RUSTON, LA 71270

\$306,242 TopHap Estimate · \$120 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,554 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$306K

\$289K low

\$324K high

Est. Owner Equity

\$254,242

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$1,743 (2024)
Assessed Value	\$20,423
Previous Assessed	\$20,423
Assessor Market Value	\$204,233

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	0.09

Porch · 169 ft²

CLIMATE RISK

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

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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