

Single Family Residence **RESIDENTIAL**

2301 BOCAGE PL

RUSTON, LA 71270

\$286,250 TopHap Estimate · \$123 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,333 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1986

YEAR BUILT

2

PARKING

VALUATION

\$286K

\$270K low

\$303K high

Est. Owner Equity

\$286,250

TAX & ASSESSMENT

Property Tax	\$1,108 (2024)
Assessed Value	\$12,978
Previous Assessed	\$12,978
Assessor Market Value	\$129,780

PROPERTY FACTS

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

Porch · 394 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
Jan 22, 2013	Financing	DTOT			

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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