

Single Family Residence **RESIDENTIAL**

21 RIVER PL

BEAUFORT, SC 29906

\$1,849,306 TopHap Estimate · \$524 / ft² · confidence 89 · as of Jul 14, 2026



1
BEDS

3,528 ft²
LIVING AREA

0.52 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

1
ROOMS

3
PARKING

VALUATION

\$1.8M

\$1.7M low

\$2M high

Last Sale

\$1,835,000 · Jun 25, 2025

Est. Owner Equity

\$1,849,306

TAX & ASSESSMENT

Property Tax	\$6,195 (2025)
Assessed Value	\$37,900
Previous Assessed	\$59,472
Assessor Market Value	\$1,486,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Beaufort
Lot (acres)	0.52
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

Deck · 603 ft²

Patio · 666 ft²

CLIMATE RISK

71
FLOOD

38
WILDFIRE

85
HEAT

82
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2025	Resale	Warranty Deed	\$1,835,000	\$520	
Jan 10, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Battery Creek High School	High	9–12	2.1 mi
Joseph S. Shanklin Elementary School	Elementary	PK–5	2.4 mi
Robert Smalls International Academy	Middle	PK–8	2.5 mi

District: Beaufort County 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 29906

93 CRIME INDEX	81 AIR POLLUTION	26,994 POPULATION	\$65K MEDIAN IN-COME	66°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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