

Single Family Residence **RESIDENTIAL**

49 CYPRESS RUN

BLUFFTON, SC 29909

\$347,755 TopHap Estimate · \$242 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

1,436 ft²
LIVING AREA

0.12 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

3
ROOMS

2
PARKING

VALUATION

\$348K

\$328K low

\$367K high

Last Sale

\$169,900 · Oct 21, 2013

Est. Owner Equity

\$237,755

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax

\$3,440 (2025)

Assessed Value

\$13,480

Previous Assessed

\$13,816

Assessor Market Value

\$345,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Beaufort
Lot (acres)	0.12
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2014	Quitclaim	Quit Claim Transfer			
Oct 11, 2013	Resale	Warranty Deed	\$169,900	\$118	\$110K
Jun 13, 2003	Resale	Warranty Deed	\$160,497	\$112	
Dec 27, 2004	Quitclaim	Quit Claim Transfer			
Dec 27, 2004	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
May River High School	High	9–12	4.5 mi
Okatie Elementary School	Elementary	PK–5	4.6 mi
Bluffton Middle School	Middle	6–8	6.6 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 29909

64

CRIME INDEX

76

AIR POLLUTION

21,969

POPULATION

\$90K

MEDIAN IN-COME

66°F

AVG TEMP

63%

SUNSHINE

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy

Owner occupied