

Single Family Residence **RESIDENTIAL**

# 1 ROLLING RIVER DR

BLUFFTON, SC 29910

**\$596,282** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**1**  
BEDS

**2,254 ft<sup>2</sup>**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**2007**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$596K**

\$563K low

\$630K high

Last Sale

**\$387,500 · Nov 15, 2018**

Est. Owner Equity

**\$596,282**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,636 (2025) |
| Assessed Value        | \$17,820       |
| Previous Assessed     | \$20,172       |
| Assessor Market Value | \$504,300      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Beaufort                   |
| Lot (acres)   | 0.28                       |
| Construction  | Wood (Unspecified)         |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Nov 6, 2018  | Resale | Warranty Deed | \$387,500 | \$172              |        |
| Jul 18, 2014 | Resale | Warranty Deed | \$335,000 | \$149              |        |
| Aug 29, 2007 | Resale | Warranty Deed | \$336,690 | \$149              | \$120K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| May River High School            | High       | 9–12   | 1.4 mi   |
| Pritchardville Elementary School | Elementary | PK–5   | 1.5 mi   |
| H. E. McCracken Middle School    | Middle     | 6–8    | 5.4 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 29910

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>53,449</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|