

Single Family Residence **RESIDENTIAL**

86 CYPRESS RUN

BLUFFTON, SC 29909

\$392,500 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,328 ft²
LIVING AREA

0.12 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$393K

\$378K low

\$407K high

Last Sale

\$411,000 · Jun 16, 2023

Est. Owner Equity

\$216,500

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax

\$1,857 (2025)

Assessed Value

\$16,440

Previous Assessed

\$16,440

Assessor Market Value

\$411,000

PROPERTY FACTS

Property Type	Single Family Residence
County	BEAUFORT
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2023	Resale	Warranty Deed	\$411,000	\$309	\$176K
Jun 29, 2022	Resale	Warranty Deed	\$425,000	\$320	
Feb 22, 2022	Resale	Deed	\$300,000	\$226	\$321K
Jun 20, 2019	Resale	Warranty Deed	\$200,000	\$151	
Jul 20, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Okatie Elementary School	Elementary	PK–5	4.6 mi
May River High School	High	9–12	4.6 mi
Bluffton Middle School	Middle	6–8	6.7 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
-----------	----------------