

Single Family Residence **RESIDENTIAL**

# 118 CYPRESS RUN

BLUFFTON, SC 29909

**\$325,521** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**1,328 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**2**  
PARKING

## VALUATION

**\$326K**

\$310K low

\$341K high

Last Sale

**\$256,000 · May 11, 2021**

Est. Owner Equity

**\$325,521**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,476 (2025)</b> |
| Assessed Value        | <b>\$17,660</b>       |
| Previous Assessed     | <b>\$17,660</b>       |
| Assessor Market Value | <b>\$340,800</b>      |

## 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           |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------|-----------|--------------------|--------|
| <b>Apr 28, 2021</b> | Resale    | Deed                | \$256,000 | \$193              |        |
| <b>Mar 27, 2017</b> | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Sep 15, 2016</b> | Resale    | Warranty Deed       | \$220,900 | \$166              |        |
| <b>May 31, 2012</b> | Resale    | Warranty Deed       | \$127,000 | \$96               | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Okatie Elementary School</b> | Elementary | PK–5   | 4.6 mi   |
| <b>May River High School</b>    | High       | 9–12   | 4.6 mi   |
| <b>Bluffton Middle School</b>   | 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<br>CRIME INDEX | 76<br>AIR POLLUTION | 21,969<br>POPULATION | \$90K<br>MEDIAN IN-COME | 66°F<br>AVG TEMP | 63%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|