

Single Family Residence **RESIDENTIAL**

40 CYPRESS RUN

BLUFFTON, SC 29909

\$383,056 TopHap Estimate · \$285 / ft² · confidence 93 · as of Jul 14, 2026

1,344 ft²
LIVING AREA

0.14 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$383K

\$356K low

\$410K high

Last Sale

\$190,000 · Dec 11, 2007

Est. Owner Equity

\$260,056

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax

\$1,162 (2025)

Assessed Value

\$8,730

Previous Assessed

\$13,512

Assessor Market Value

\$337,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Beaufort
Lot (acres)	0.14
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2007	Resale	Warranty Deed	\$190,000	\$141	\$125K

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

OWNERSHIP

Occupancy	Owner occupied
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