

Single Family Residence **RESIDENTIAL**

# 120 CYPRESS RUN

BLUFFTON, SC 29909

**\$293,708** TopHap Estimate · \$262 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026

**3**  
BEDS

**1,120 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$294K**

\$284K low

\$304K high

Last Sale

**\$170,000 · Aug 8, 2014**

Est. Owner Equity

**\$293,708**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,155 (2025)</b> |
| Assessed Value        | <b>\$8,670</b>        |
| Previous Assessed     | <b>\$11,932</b>       |
| Assessor Market Value | <b>\$298,300</b>      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Beaufort                   |
| Lot (acres)   | 0.13                       |
| Construction  | Wood (Unspecified)         |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |

Patio · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Aug 7, 2014  | Resale | Warranty Deed | \$170,000 | \$152  |      |
| Apr 14, 2008 | Resale | Warranty Deed | \$160,000 | \$143  |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| May River High School    | High       | 9–12   | 4.6 mi   |
| Okatie Elementary School | Elementary | PK–5   | 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**

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>76</b><br>AIR POLLUTION | <b>21,969</b><br>POPULATION | <b>\$90K</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> |
|-----------|-----------------------|