

Single Family Residence **RESIDENTIAL**

21 ROLLING RIVER DR

BLUFFTON, SC 29910

\$594,254 TopHap Estimate · \$261 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

4

BATHS

2,279 ft²

LIVING AREA

0.27 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$594K

\$562K low

\$626K high

Last Sale

\$353,000 · Jul 10, 2020

Est. Owner Equity

\$441,254

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,387 (2025)
Assessed Value	\$16,240
Previous Assessed	\$19,828
Assessor Market Value	\$495,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Beaufort
Lot (acres)	0.27
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 26, 2021	Financing	Intrafamily Transfer			
Jul 6, 2020	Resale	Grant Deed	\$353,000	\$155	\$153K
Aug 5, 2019	Resale	Warranty Deed	\$385,000	\$169	
May 22, 2017	Resale	Warranty Deed	\$365,000	\$160	
Jul 26, 2010	Resale	Warranty Deed	\$270,215	\$119	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
May River High School	High	9–12	1.3 mi
Pritchardville Elementary School	Elementary	PK–5	1.4 mi
H. E. McCracken Middle School	Middle	6–8	5.3 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------