

Single Family Residence **RESIDENTIAL**

45 CYPRESS RUN

BLUFFTON, SC 29909

\$375,916 TopHap Estimate · \$283 / ft² · confidence 93 · as of Jul 14, 2026

3
BEDS

1,328 ft²
LIVING AREA

0.12 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

3
ROOMS

2
PARKING

VALUATION

\$376K

\$348K low

\$404K high

Last Sale

\$420,000 · Jul 11, 2022

Est. Owner Equity

\$60,916

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,818 (2025)
Assessed Value	\$16,120
Previous Assessed	\$16,120
Assessor Market Value	\$403,000

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 ²	LOAN
Jun 30, 2022	Resale	Warranty Deed	\$420,000	\$316	\$315K
May 24, 2016	Resale	Deed	\$225,000	\$169	\$125K
Mar 8, 2012	Resale	Warranty Deed	\$151,500	\$114	\$121K

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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