

Single Family Residence **RESIDENTIAL**

131 PARTRIDGE RUN

RINCON, GA 31326

\$383,256 TopHap Estimate · \$188 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

2,037 ft²

LIVING AREA

0.56 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$383K

\$365K low

\$402K high

Last Sale

\$277,000 · Jul 12, 2022

Est. Owner Equity

\$100,256

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,817 (2025)
Assessed Value	\$125,333
Previous Assessed	\$125,333
Assessor Market Value	\$313,332

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.56
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 360 ft²

Patio · 208 ft²

Porch · 16 ft²

CLIMATE RISK

54

FLOOD

27

WILDFIRE

92

HEAT

74

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2022	Resale	Warranty Deed	\$277,000	\$136	\$192K
Feb 21, 2006	Resale	Deed	\$235,000	\$115	\$217K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	1.7 mi
South Effingham High School	High	9–12	5.1 mi
South Effingham Middle School	Middle	6–8	5.2 mi

District: Effingham 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 31326

107 CRIME INDEX	65 AIR POLLUTION	26,696 POPULATION	\$91K MEDIAN IN-COME	66°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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