

Single Family Residence **RESIDENTIAL**

103 PARTRIDGE RUN

RINCON, GA 31326

\$364,055 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

2
BATHS

1,753 ft²
LIVING AREA

0.46 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

VALUATION

\$364K

\$344K low

\$384K high

Last Sale

\$200,000 · Sep 8, 2017

Est. Owner Equity

\$167,678

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax

\$4,083 (2025)

Assessed Value

\$120,575

Previous Assessed

\$116,760

Assessor Market Value

\$301,437

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.46
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 180 ft²

Patio · 324 ft²

Porch · 144 ft²

CLIMATE RISK

1 FLOOD	27 WILDFIRE	92 HEAT	74 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2017	Resale	Warranty Deed	\$200,000	\$114	\$196K
Jul 27, 2012	Financing	Warranty Deed			
Jul 27, 2012	Resale	Warranty Deed	\$183,600	\$105	
Jun 24, 2005	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	1.4 mi
South Effingham High School	High	9–12	4.8 mi
South Effingham Middle School	Middle	6–8	4.9 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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