

Single Family Residence **RESIDENTIAL**

108 PARTRIDGE RUN

RINCON, GA 31326

\$378,975 TopHap Estimate · \$185 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

2,054 ft²

LIVING AREA

0.47 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

VALUATION

\$379K

\$341K low

\$417K high

Last Sale

\$188,000 · Mar 25, 2005

Est. Owner Equity

\$157,575

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,357 (2025)
Assessed Value	\$107,652
Previous Assessed	\$106,785
Assessor Market Value	\$269,131

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.47
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 170 ft²

Patio · 170 ft²

Porch · 92 ft²

CLIMATE RISK

1

FLOOD

27

WILDFIRE

92

HEAT

74

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2005	Resale	Warranty Deed	\$188,000	\$92	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	1.5 mi
South Effingham High School	High	9–12	4.8 mi
South Effingham Middle School	Middle	6–8	5.0 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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