

Single Family Residence

RESIDENTIAL

120 PARTRIDGE RUN

RINCON, GA 31326

\$488,199

TopHap Estimate · \$164 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,970 ft²

LIVING AREA

0.73 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$488K

\$469K low

\$508K high

Last Sale

\$355,000 · Apr 29, 2021

Est. Owner Equity

\$120,419

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,620 (2025)
Assessed Value	\$162,812
Previous Assessed	\$177,758
Assessor Market Value	\$407,031

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.73
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 436 ft²

Porch · 120 ft²

CLIMATE RISK

40
FLOOD

27
WILDFIRE

92
HEAT

74
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2021	Resale	Warranty Deed	\$355,000	\$120	\$368K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	1.6 mi
South Effingham High School	High	9–12	5.0 mi
South Effingham Middle School	Middle	6–8	5.1 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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