

Single Family Residence

RESIDENTIAL

117 PARTRIDGE RUN

RINCON, GA 31326

\$387,050 TopHap Estimate · \$198 / ft² · confidence 98 · as of Jul 14, 2026



2

BATHS

1,950 ft²

LIVING AREA

0.59 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$387K

\$378K low

\$396K high

Last Sale

\$235,500 · Nov 27, 2019

Est. Owner Equity

\$159,355

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,254 (2025)
Assessed Value	\$126,984
Previous Assessed	\$123,704
Assessor Market Value	\$317,460

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.59
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 256 ft²

Patio · 256 ft²

Porch · 42 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
Nov 27, 2019	Resale	Warranty Deed	\$235,500	\$121	\$224K
Oct 26, 2015	Resale	Warranty Deed	\$205,000	\$105	\$201K

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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