

Single Family Residence **RESIDENTIAL**

127 PARTRIDGE RUN

RINCON, GA 31326

\$426,036 TopHap Estimate · \$192 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,222 ft²

LIVING AREA

0.59 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$426K

\$389K low

\$463K high

Last Sale

\$254,000 · Jul 14, 2006

Est. Owner Equity

\$128,536

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,480 (2025)
Assessed Value	\$133,235
Previous Assessed	\$131,603
Assessor Market Value	\$333,087

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.59
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 334 ft²

Patio · 334 ft²

Porch · 234 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
Jul 14, 2006	Resale	Deed	\$253,950	\$114	\$203K

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	5.2 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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