

Single Family Residence **RESIDENTIAL**

112 PARTRIDGE RUN

RINCON, GA 31326

\$406,307 TopHap Estimate · \$210 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,933 ft²

LIVING AREA

0.55 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$406K

\$389K low

\$424K high

Last Sale

\$295,000 · Jun 3, 2021

Est. Owner Equity

\$406,307

TAX & ASSESSMENT

Property Tax	\$3,204 (2025)
Assessed Value	\$147,107
Previous Assessed	\$134,145
Assessor Market Value	\$367,767

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.55
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Shed · 160 ft²

Patio · 120 ft²

Porch · 102 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
Jun 3, 2021	Resale	Warranty Deed	\$295,000	\$153	
Feb 24, 2020	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	1.5 mi
South Effingham High School	High	9–12	4.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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