

Single Family Residence

RESIDENTIAL

130 PARTRIDGE RUN

RINCON, GA 31326

\$431,387 TopHap Estimate · \$190 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,268 ft²

LIVING AREA

0.47 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

VALUATION

\$431K

\$407K low

\$456K high

Last Sale

\$400,000 · Oct 18, 2022

Est. Owner Equity

\$126,387

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,742 (2025)
Assessed Value	\$134,854
Previous Assessed	\$134,854
Assessor Market Value	\$337,136

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.47
Foundation	Pier/Post & Beam
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 246 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
Oct 18, 2022	Resale	Warranty Deed	\$400,000	\$176	\$305K
Aug 3, 2018	Resale	Warranty Deed	\$249,900	\$110	\$225K

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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