

Single Family Residence **RESIDENTIAL**

# 113 PARTRIDGE RUN

RINCON, GA 31326

**\$380,953** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**2,044 ft<sup>2</sup>**

LIVING AREA

**0.48 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$381K**

\$360K low

\$402K high

Est. Owner Equity

**\$270,953**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,711 (2025) |
| Assessed Value        | \$129,162      |
| Previous Assessed     | \$130,410      |
| Assessor Market Value | \$322,906      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Effingham                  |
| Lot (acres)   | 0.48                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | Yes                        |

Deck · 220 ft²

Patio · 440 ft²

Porch · 553 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 14, 2019 | Financing | Warranty Deed |           |        |      |
| Feb 14, 2013 | Resale    | Warranty Deed | \$190,000 | \$93   |      |

## 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    | 5.1 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>107</div> <div>CRIME INDEX</div> | <div>65</div> <div>AIR POLLUTION</div> | <div>26,696</div> <div>POPULATION</div> | <div>\$91K</div> <div>MEDIAN IN-COME</div> | <div>66°F</div> <div>AVG TEMP</div> | <div>62%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|