

Single Family Residence **RESIDENTIAL**

116 WINDCREST DR

RINCON, GA 31326

\$371,308 TopHap Estimate · \$159 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,329 ft²
LIVING AREA

0.2 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

VALUATION

\$371K

\$337K low

\$406K high

Last Sale

\$5,544,000 · Aug 28, 2024

Est. Owner Equity

\$131,908

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,715 (2025)
Assessed Value	\$134,963
Previous Assessed	\$11,400
Assessor Market Value	\$337,407

PROPERTY FACTS

Property Type	Single Family Residence
County	EFFINGHAM
Lot (acres)	0.20
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 80 ft²

Porch · 27 ft²

CLIMATE RISK

1
FLOOD

28
WILDFIRE

92
HEAT

81
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2026	Financing	Mortgage			\$239K
Aug 27, 2024	Resale	Warranty Deed	\$5,544,000	\$2380	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.6 mi
Ebenezer Middle School	Middle	6–8	3.7 mi
Effingham County High School	High	9–12	8.8 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	Absentee owner
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