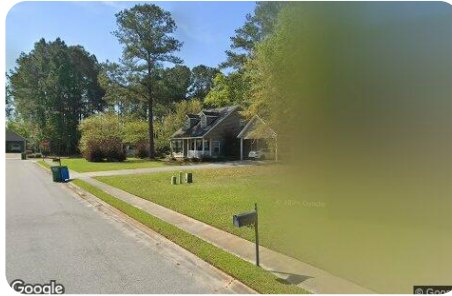


Single Family Residence **RESIDENTIAL**

85 FELLWOOD DR

RINCON, GA 31326

\$304,715 TopHap Estimate · \$167 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,825 ft²

LIVING AREA

0.29 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$305K

\$291K low

\$319K high

Last Sale

\$305,000 · May 9, 2023

Est. Owner Equity

\$0

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$2,877 (2025)
Assessed Value	\$107,670
Previous Assessed	\$110,462
Assessor Market Value	\$269,174

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.29
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 276 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	93 HEAT	82 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2023	Resale	Warranty Deed	\$305,000	\$167	\$305K
Dec 23, 2021	Resale	Warranty Deed	\$249,900	\$137	\$250K
Dec 22, 2011	Resale	Warranty Deed	\$117,000	\$64	
Dec 22, 2011	Resale	Deed	\$117,000	\$64	\$94K
Apr 5, 2011	Non-arms-length	Foreclosure	\$104,250	\$57	
Sep 27, 2006	Financing	Deed			\$146K
May 26, 2005	Quitclaim	Quit Claim Transfer			
May 24, 2005	Resale	Warranty Deed	\$285,000	\$156	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	1.4 mi
Effingham County Middle School	Middle	6–8	8.0 mi
Effingham County High School	High	9–12	8.1 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

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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