

Single Family Residence **RESIDENTIAL**

# 137 CYPRESS DR

RINCON, GA 31326

**\$473,380** TopHap Estimate · \$173 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**2**

BATHS

**2,739 ft<sup>2</sup>**

LIVING AREA

**1.03 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$473K**

\$447K low

\$500K high

Last Sale

\$325,000 · May 8, 2020

Est. Owner Equity

\$1,580

Loan-to-Value

101%

## TAX & ASSESSMENT

Property Tax

\$4,382 (2025)

Assessed Value

\$156,754

Previous Assessed

\$158,433

Assessor Market Value

\$391,886

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Effingham               |
| Lot (acres)   | 1.03                    |
| Foundation    | Concrete                |
| Roof          | Fiberglass              |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Porch · 480 ft<sup>2</sup>

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 57<br>FLOOD | 33<br>WILDFIRE | 92<br>HEAT | 78<br>STORM | 11<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| May 8, 2020  | Resale | Warranty Deed | \$325,000 | \$119              | \$309K |
| Apr 25, 2011 | Resale | Deed          | \$215,000 | \$78               | \$210K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Blandford Elementary School | Elementary | PK–5   | 1.9 mi   |
| Ebenezer Middle School      | Middle     | 6–8    | 5.7 mi   |
| South Effingham High School | High       | 9–12   | 9.0 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|