

Single Family Residence

RESIDENTIAL

494 FOREST HAVEN DR

RINCON, GA 31326

\$587,827 TopHap Estimate · \$193 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

3,052 ft²

LIVING AREA

6.5 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$588K

\$562K low

\$614K high

Est. Owner Equity

\$358,785

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$7,516 (2025)
Assessed Value	\$234,662
Previous Assessed	\$240,450
Assessor Market Value	\$586,653

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	6.50
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 674 ft²

CLIMATE RISK

95
FLOOD

27
WILDFIRE

92
HEAT

72
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 15, 2017	Financing	Warranty Deed			
May 14, 2012	Resale	Warranty Deed	\$235,000	\$77	\$229K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.0 mi
South Effingham High School	High	9–12	5.4 mi
South Effingham Middle School	Middle	6–8	5.6 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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