

Single Family Residence **RESIDENTIAL**

110 MAGNOLIA DR

RINCON, GA 31326

\$560,807 TopHap Estimate · \$172 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

3,265 ft²

LIVING AREA

5.95 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$561K

\$498K low

\$624K high

Last Sale

\$27,000 · Apr 29, 1996

Est. Owner Equity

\$460,807

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$5,277 (2025)
Assessed Value	\$234,750
Previous Assessed	\$218,597
Assessor Market Value	\$586,876

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	5.95
Foundation	Pier/Post & Beam
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Porch · 423 ft²

CLIMATE RISK

56 FLOOD	35 WILDFIRE	92 HEAT	75 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	0.9 mi
Ebenezer Middle School	Middle	6–8	6.8 mi
South Effingham High School	High	9–12	6.9 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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