

Single Family Residence **RESIDENTIAL**

# 317 ASPEN ARBOR

RINCON, GA 31326

**\$320,483** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**2,012 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$320K**

\$301K low

\$339K high

Est. Owner Equity

**\$135,244**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,090 (2025) |
| Assessed Value        | \$148,579      |
| Previous Assessed     | \$129,281      |
| Assessor Market Value | \$371,448      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Effingham                  |
| Lot (acres)   | 0.20                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Fiberglass                 |
| Heating       | Central                    |
| Cooling       | Central                    |
| Pool          | No                         |

Deck · 336 ft²

Patio · 232 ft²

## CLIMATE RISK

1  
FLOOD

30  
WILDFIRE

93  
HEAT

82  
STORM

11  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Aug 15, 2012 | Financing | Warranty Deed |           |        |        |
| Mar 28, 2007 | Resale    | Deed          | \$191,000 | \$95   | \$195K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rincon Elementary School     | Elementary | PK–5   | 1.0 mi   |
| Ebenezer Middle School       | Middle     | 6–8    | 3.3 mi   |
| Effingham County High School | High       | 9–12   | 8.3 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> |
|-----------|-----------------------|