

Single Family Residence

RESIDENTIAL

116 CROSSWINDS DR

RINCON, GA 31326

\$278,043

TopHap Estimate · \$201 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,380 ft²

LIVING AREA

0.29 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$278K

\$266K low

\$290K high

Est. Owner Equity

\$278,043

TAX & ASSESSMENT

Property Tax	\$1,460 (2025)
Assessed Value	\$102,979
Previous Assessed	\$90,078
Assessor Market Value	\$257,448

PROPERTY FACTS

Property Type	Single Family Residence
County	EFFINGHAM
Lot (acres)	0.29
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Deck · 168 ft²

Patio · 168 ft²

CLIMATE RISK

33

FLOOD

36

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2025	Quitclaim	Quit Claim Transfer			
Aug 21, 2015	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.9 mi
Ebenezer Middle School	Middle	6–8	2.5 mi
Effingham County High School	High	9–12	7.4 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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