

Single Family Residence **RESIDENTIAL**

36 SQUIRREL RUN

RINCON, GA 31326

\$530,902 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,902 ft²

LIVING AREA

7.4 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

VALUATION

\$531K

\$510K low

\$552K high

Est. Owner Equity

\$377,902

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$4,580 (2025)
Assessed Value	\$205,615
Previous Assessed	\$201,103
Assessor Market Value	\$514,036

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	7.40
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 204 ft²

CLIMATE RISK

97
FLOOD

27
WILDFIRE

92
HEAT

72
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.2 mi
South Effingham High School	High	9–12	5.7 mi
South Effingham Middle School	Middle	6–8	5.8 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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