

Single Family Residence **RESIDENTIAL**

440 SQUIRREL RUN

RINCON, GA 31326

\$525,510 TopHap Estimate · \$228 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

2,306 ft²

LIVING AREA

9.07 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

\$526K

\$503K low

\$548K high

Last Sale

\$110,000 · Jul 23, 1997

Est. Owner Equity

\$283,510

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,686 (2025)
Assessed Value	\$193,407
Previous Assessed	\$197,289
Assessor Market Value	\$483,517

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	9.07
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Porch · 304 ft²

CLIMATE RISK

11
FLOOD

31
WILDFIRE

92
HEAT

75
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.7 mi
South Effingham High School	High	9–12	6.2 mi
South Effingham Middle School	Middle	6–8	6.3 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

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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