

Single Family Residence **RESIDENTIAL**

479 SQUIRREL RUN

RINCON, GA 31326

\$631,955 TopHap Estimate · \$224 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,821 ft²

LIVING AREA

8.34 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

VALUATION

\$632K

\$586K low

\$678K high

Last Sale

\$930,000 · Sep 8, 2025

Est. Owner Equity

\$0

Loan-to-Value

149%

TAX & ASSESSMENT

Property Tax	\$5,898 (2025)
Assessed Value	\$246,178
Previous Assessed	\$250,297
Assessor Market Value	\$615,445

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	8.34
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 402 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

92

HEAT

75

STORM

11

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 5, 2025	Resale	Warranty Deed	\$930,000	\$330	\$930K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.5 mi
South Effingham High School	High	9–12	6.0 mi
South Effingham Middle School	Middle	6–8	6.2 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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