

Single Family Residence

RESIDENTIAL

249 FOREST HAVEN DR

RINCON, GA 31326

\$781,809 TopHap Estimate · \$176 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

4,445 ft²

LIVING AREA

7.09 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$782K

\$724K low

\$840K high

Last Sale

\$475,000 · Mar 21, 2014

Est. Owner Equity

\$516,309

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$9,522 (2025)
Assessed Value	\$300,241
Previous Assessed	\$321,790
Assessor Market Value	\$750,602

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	7.09
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 660 ft²

Patio · 660 ft²

Porch · 480 ft²

CLIMATE RISK

90
FLOOD

27
WILDFIRE

92
HEAT

74
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	1.7 mi
South Effingham High School	High	9–12	5.2 mi
South Effingham Middle School	Middle	6–8	5.3 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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