

Single Family Residence **RESIDENTIAL**

# 171 DOG PATCH RD

RINCON, GA 31326

**\$168,751** TopHap Estimate · \$137 / ft² · confidence 93 · as of Jul 14, 2026



**1**

BATHS

**1,232 ft²**

LIVING AREA

**0.45 ac**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$169K**

\$158K low

\$180K high

Last Sale

**\$68,500 · May 5, 2006**

Est. Owner Equity

**\$100,251**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,241 (2025) |
| Assessed Value        | \$45,614       |
| Previous Assessed     | \$39,912       |
| Assessor Market Value | \$114,034      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Effingham                  |
| Lot (acres)   | 0.45                       |
| Construction  | Concrete Blocks            |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Garage        | Carport (Unspecified)      |
| Pool          | No                         |

Porch · 243 ft²

## CLIMATE RISK

**1**  
FLOOD

**31**  
WILDFIRE

**92**  
HEAT

**78**  
STORM

**11**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE    | \$/FT² | LOAN  |
|-------------|--------|------|----------|--------|-------|
| May 5, 2006 | Resale | Deed | \$68,000 | \$55   | \$15K |
| May 5, 2006 | Resale | Deed | \$68,500 | \$56   |       |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Blandford Elementary School | Elementary | PK–5   | 3.5 mi   |
| Ebenezer Middle School      | Middle     | 6–8    | 5.4 mi   |
| South Effingham High School | High       | 9–12   | 10.6 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>65</b><br>AIR POLLUTION | <b>26,696</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|