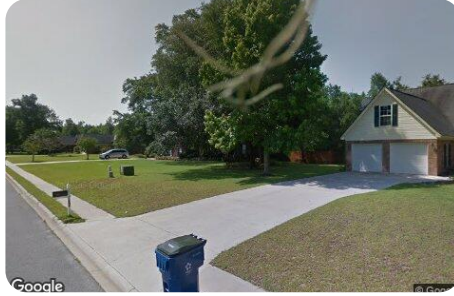


Single Family Residence **RESIDENTIAL**

162 JAMESTOWN DR

RINCON, GA 31326

\$353,567 TopHap Estimate · \$200 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,770 ft²

LIVING AREA

1.48 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$354K

\$336K low

\$371K high

Last Sale

\$195,000 · Jun 26, 2015

Est. Owner Equity

\$151,061

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,704 (2025)
Assessed Value	\$141,582
Previous Assessed	\$126,794
Assessor Market Value	\$353,954

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	1.48
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Unfinished
Pool	No

Deck · 210 ft²

Patio · 210 ft²

Porch · 156 ft²

CLIMATE RISK

90 FLOOD	32 WILDFIRE	92 HEAT	76 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2015	Resale	Warranty Deed	\$195,000	\$110	
Apr 17, 2008	Resale	Deed	\$218,000	\$123	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	2.3 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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