

Single Family Residence

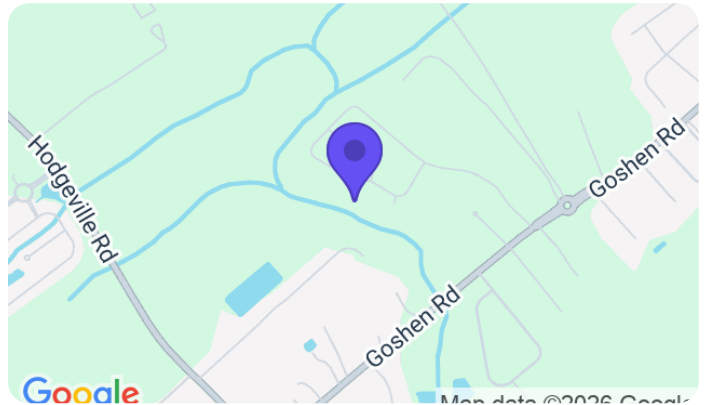
RESIDENTIAL

172 JAMESTOWN DR

RINCON, GA 31326

\$366,526

TopHap Estimate · \$217 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,691 ft²

LIVING AREA

1.57 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$367K

\$351K low

\$382K high

Last Sale

\$360,000 · Jul 21, 2025

Est. Owner Equity

\$3,047

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$4,581 (2025)
Assessed Value	\$137,539
Previous Assessed	\$121,596
Assessor Market Value	\$343,847

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	1.57
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 326 ft²

Patio · 326 ft²

Porch · 90 ft²

CLIMATE RISK

93

FLOOD

32

WILDFIRE

92

HEAT

76

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

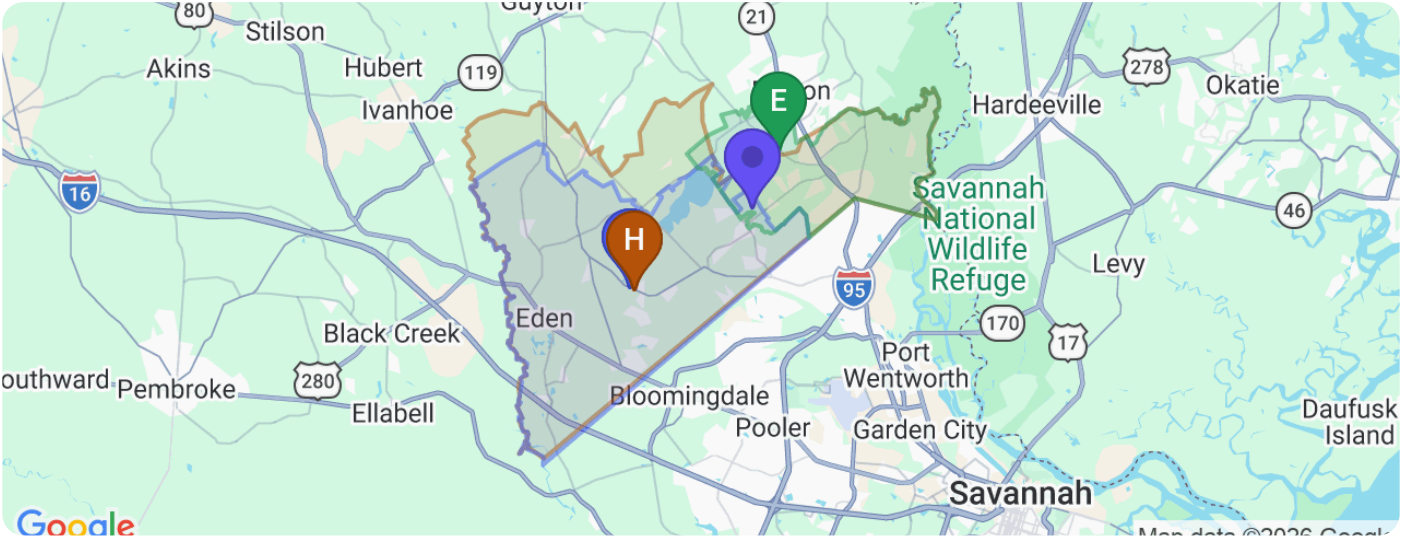
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2025	Resale	Limited Warranty Deed	\$360,000	\$213	\$353K
Mar 8, 2016	Financing	Warranty Deed			
Jan 14, 2016	Financing	Warranty Deed			
Jan 13, 2016	Financing	Warranty Deed			\$100K
Nov 23, 2015	Financing	Warranty Deed			
Dec 10, 2007	Financing	Intrafamily Transfer			
Feb 11, 2005	Resale	Warranty Deed	\$177,600	\$105	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK-5	2.3 mi
South Effingham High School	High	9-12	5.3 mi
South Effingham Middle School	Middle	6-8	5.4 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

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

OWNERSHIP

Occupancy

Owner occupied