

Single Family Residence

**RESIDENTIAL**

# 106 RIDGEWOOD CIR

RINCON, GA 31326

**\$325,500** TopHap Estimate · \$206 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BATHS

**1,577 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$326K**

\$313K low

\$338K high

Last Sale

**\$186,000 · Aug 15, 2006**

Est. Owner Equity

**\$137,100**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,684 (2025) |
| Assessed Value        | \$124,689      |
| Previous Assessed     | \$107,588      |
| Assessor Market Value | \$311,723      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Effingham                  |
| Lot (acres)   | 0.20                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Fiberglass                 |
| Heating       | Central                    |
| Cooling       | Central                    |
| Pool          | No                         |

Porch · 221 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 31<br>WILDFIRE | 93<br>HEAT | 82<br>STORM | 11<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Aug 15, 2006 | Resale    | Deed                 | \$186,000 | \$118  |        |
| Aug 15, 2006 | Financing | Intrafamily Transfer |           |        |        |
| Aug 15, 2006 | Resale    | Deed                 | \$186,000 | \$118  | \$149K |
| Jun 30, 2005 | Resale    | Warranty Deed        | \$162,265 | \$103  | \$155K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rincon Elementary School     | Elementary | PK–5   | 1.1 mi   |
| Ebenezer Middle School       | Middle     | 6–8    | 3.3 mi   |
| Effingham County High School | High       | 9–12   | 8.2 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

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

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

OWNERSHIP

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