

Single Family Residence

RESIDENTIAL

399 SQUIRREL RUN

RINCON, GA 31326

\$622,662 TopHap Estimate · \$254 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,451 ft²

LIVING AREA

9.38 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

VALUATION

\$623K

\$566K low

\$679K high

Last Sale

\$365,000 · Jul 2, 2004

Est. Owner Equity

\$572,662

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$6,173 (2025)
Assessed Value	\$225,793
Previous Assessed	\$233,293
Assessor Market Value	\$564,483

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	9.38
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 669 ft²

CLIMATE RISK

1
FLOOD

31
WILDFIRE

92
HEAT

75
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.4 mi
South Effingham High School	High	9–12	5.9 mi
South Effingham Middle School	Middle	6–8	6.0 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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