

Single Family Residence **RESIDENTIAL**

48 OAK RIDGE CIR

RINCON, GA 31326

\$269,920 TopHap Estimate · \$207 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,302 ft²
LIVING AREA

0.34 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

VALUATION

\$270K

\$258K low

\$282K high

Last Sale

\$141,000 · Aug 9, 2017

Est. Owner Equity

\$70,620

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$2,083 (2025)
Assessed Value	\$100,204
Previous Assessed	\$98,965
Assessor Market Value	\$250,509

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.34
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Deck · 170 ft²

Porch · 30 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2017	Resale	Warranty Deed	\$141,000	\$108	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.6 mi
Ebenezer Middle School	Middle	6–8	2.6 mi
Effingham County High School	High	9–12	7.7 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
-----------	-----------------------