

Single Family Residence **RESIDENTIAL**

116 RIDGECREST DR

RINCON, GA 31326

\$350,946 TopHap Estimate · \$170 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,061 ft²

LIVING AREA

0.3 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$351K

\$337K low

\$365K high

Last Sale

\$218,000 · May 22, 2020

Est. Owner Equity

\$83,846

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,355 (2025)
Assessed Value	\$131,352
Previous Assessed	\$122,905
Assessor Market Value	\$328,379

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.30
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 120 ft²

Porch · 25 ft²

CLIMATE RISK

1

FLOOD

35

WILDFIRE

92

HEAT

78

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2020	Resale	Warranty Deed	\$218,000	\$106	\$207K
Jan 5, 2018	Resale	Warranty Deed	\$190,500	\$92	\$191K
Jul 21, 2017	Resale	Warranty Deed	\$179,000	\$87	
Mar 9, 2012	Resale	Warranty Deed	\$164,000	\$80	\$167K
Mar 27, 2009	Resale	Deed	\$160,000	\$78	\$157K
Feb 3, 2009	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	3.2 mi
Ebenezer Middle School	Middle	6–8	5.6 mi
South Effingham High School	High	9–12	10.3 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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