

Single Family Residence **RESIDENTIAL**

2 PADDLEFORD CT

RINCON, GA 31326

\$460,291 TopHap Estimate · \$195 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,366 ft²

LIVING AREA

0.8 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$460K

\$417K low

\$504K high

Last Sale

\$450,000 · Apr 17, 2025

Est. Owner Equity

\$110,291

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,422 (2025)
Assessed Value	\$97,142
Previous Assessed	\$105,270
Assessor Market Value	\$242,856

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.80
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	Yes

Porch · 220 ft²

CLIMATE RISK

54
FLOOD

36
WILDFIRE

92
HEAT

75
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2025	Resale	Limited Warranty Deed	\$450,000	\$190	\$350K
Mar 6, 2006	Resale	Deed	\$206,500	\$87	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	0.9 mi
South Effingham High School	High	9–12	6.7 mi
Ebenezer Middle School	Middle	6–8	6.8 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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