

Single Family Residence **RESIDENTIAL**

# 310 ASPEN ARBOR

RINCON, GA 31326

**\$316,366** TopHap Estimate · \$158 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BATHS

**2,006 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$316K**

\$303K low

\$330K high

Last Sale

**\$170,400 · Aug 3, 2006**

Est. Owner Equity

**\$149,054**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,118 (2025) |
| Assessed Value        | \$149,586      |
| Previous Assessed     | \$129,406      |
| Assessor Market Value | \$373,964      |

## PROPERTY FACTS

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

Deck · 81 ft²

Patio · 81 ft²

Porch · 124 ft²

## CLIMATE RISK

1

FLOOD

30

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------|-----------|--------|--------|
| Aug 3, 2006 | Resale | Deed | \$170,382 | \$85   | \$168K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rincon Elementary School     | Elementary | PK–5   | 1.0 mi   |
| Ebenezer Middle School       | Middle     | 6–8    | 3.3 mi   |
| Effingham County High School | High       | 9–12   | 8.3 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|