

Single Family Residence **RESIDENTIAL**

312 ASPEN ARBOR

RINCON, GA 31326

\$370,797 TopHap Estimate · \$125 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,971 ft²

LIVING AREA

0.2 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$371K

\$349K low

\$393K high

Last Sale

\$255,000 · Aug 23, 2022

Est. Owner Equity

\$166,797

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$2,176 (2025)
Assessed Value	\$146,283
Previous Assessed	\$146,283
Assessor Market Value	\$365,707

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.20
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central

Deck · 156 ft²

Patio · 156 ft²

Porch · 168 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	93 HEAT	82 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2022	Resale	Warranty Deed	\$255,000	\$86	\$204K
Apr 30, 2006	Financing	Gift Deed			
Apr 26, 2006	Resale	Deed	\$152,700	\$51	\$153K

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

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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