

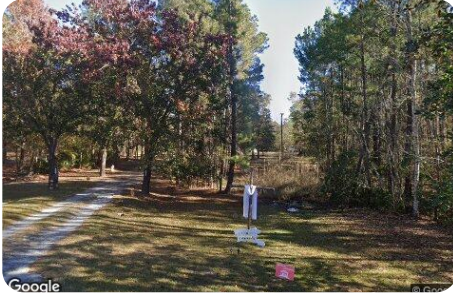
Single Family Residence

RESIDENTIAL

556 SQUIRREL RUN

RINCON, GA 31326

\$419,666 TopHap Estimate · \$205 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

2,045 ft²

LIVING AREA

5.26 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$420K

\$405K low

\$435K high

Est. Owner Equity

\$304,666

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,288 (2025)
Assessed Value	\$164,564
Previous Assessed	\$169,355
Assessor Market Value	\$411,409

PROPERTY FACTS

Property Type	Single Family Residence
County	EFFINGHAM
Lot (acres)	5.26
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 144 ft²

Patio · 144 ft²

Porch · 416 ft²

CLIMATE RISK

1 FLOOD	33 WILDFIRE	92 HEAT	75 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2026	Financing	Mortgage			\$13K
Apr 11, 2024	Quitclaim	Quit Claim Transfer			
Aug 26, 2021	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.7 mi
South Effingham High School	High	9–12	6.3 mi
South Effingham Middle School	Middle	6–8	6.4 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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