

Single Family Residence **RESIDENTIAL**

# 563 SQUIRREL RUN

RINCON, GA 31326

**\$496,028** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**1**

BATHS

**1,575 ft<sup>2</sup>**

LIVING AREA

**7.56 ac**

LOT SIZE

**1994**

YEAR BUILT

**1**

STORIES

**6**

PARKING

## VALUATION

**\$496K**

\$467K low

\$525K high

Est. Owner Equity

**\$0**

Loan-to-Value

**158%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,712 (2025) |
| Assessed Value        | \$356,655       |
| Previous Assessed     | \$350,873       |
| Assessor Market Value | \$891,639       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Effingham                  |
| Lot (acres)   | 7.56                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | None                       |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Mixed                      |
| Pool          | Yes                        |

Patio · 144 ft²

Porch · 1,155 ft²

## CLIMATE RISK

**1**  
FLOOD

**34**  
WILDFIRE

**92**  
HEAT

**75**  
STORM

**11**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED      | PRICE | \$/FT² | LOAN |
|--------------|-----------|-----------|-------|--------|------|
| Nov 21, 2011 | Financing | Gift Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| South Effingham Elementary School | Elementary | PK–5   | 2.6 mi   |
| South Effingham High School       | High       | 9–12   | 6.2 mi   |
| South Effingham Middle School     | Middle     | 6–8    | 6.3 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|