

Single Family Residence **RESIDENTIAL**

527 SQUIRREL RUN

RINCON, GA 31326

\$680,935 TopHap Estimate · \$267 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

2,546 ft²

LIVING AREA

8.24 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

VALUATION

\$681K

\$618K low

\$744K high

Last Sale

\$659,900 · Dec 19, 2024

Est. Owner Equity

\$350,920

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,923 (2025)
Assessed Value	\$238,152
Previous Assessed	\$168,683
Assessor Market Value	\$595,378

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	8.24
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 100 ft²

Patio · 100 ft²

Porch · 320 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

92

HEAT

75

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 19, 2024	Resale	Warranty Deed	\$659,900	\$259	\$330K
Jun 1, 2021	Resale	Limited Warranty Deed	\$360,000	\$141	\$306K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.5 mi
South Effingham High School	High	9–12	6.0 mi
South Effingham Middle School	Middle	6–8	6.2 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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