

Single Family Residence **RESIDENTIAL**

306 RACE PATH RD

RINCON, GA 31326

\$347,829 TopHap Estimate · \$215 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,620 ft²

LIVING AREA

2 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

VALUATION

\$348K

\$331K low

\$364K high

Last Sale

\$265,000 · Aug 19, 2022

Est. Owner Equity

\$135,829

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,439 (2025)
Assessed Value	\$127,276
Previous Assessed	\$100,794
Assessor Market Value	\$318,190

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	2.00
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Shed · 42 ft²

Porch · 315 ft²

CLIMATE RISK

1

FLOOD

34

WILDFIRE

93

HEAT

85

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2022	Resale	Warranty Deed	\$265,000	\$164	\$212K
Aug 29, 2014	Resale	Limited Warranty Deed	\$85,900	\$53	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Effingham County Middle School	Middle	6–8	3.7 mi
Effingham County High School	High	9–12	3.7 mi
Ebenezer Elementary School	Elementary	PK–5	4.6 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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