

Single Family Residence **RESIDENTIAL**

## 2369 RINCON STILLWELL RD

RINCON, GA 31326

**\$477,341** TopHap Estimate · \$191 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



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**3**

BATHS

**2,498 ft<sup>2</sup>**

LIVING AREA

**2.3 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

### VALUATION

**\$477K**

\$454K low

\$501K high

Last Sale

**\$425,000 · May 30, 2023**

Est. Owner Equity

**\$66,526**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,113 (2025) |
| Assessed Value        | \$179,928      |
| Previous Assessed     | \$157,023      |
| Assessor Market Value | \$449,818      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Effingham               |
| Lot (acres)   | 2.30                    |
| Foundation    | Pier/Post & Beam        |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 336 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 33<br>WILDFIRE | 92<br>HEAT | 83<br>STORM | 11<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| May 30, 2023 | Resale    | Warranty Deed | \$425,000 | \$170  | \$411K |
| Aug 1, 2022  | Financing | Warranty Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Ebenezer Elementary School   | Elementary | PK–5   | 1.4 mi   |
| Ebenezer Middle School       | Middle     | 6–8    | 1.4 mi   |
| Effingham County High School | High       | 9–12   | 8.1 mi   |

District: Effingham County School District



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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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|