

Single Family Residence **RESIDENTIAL**

# 2869 RINCON STILLWELL RD

RINCON, GA 31326

**\$360,981** TopHap Estimate · \$193 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BATHS

**1,868 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$361K**

\$334K low

\$388K high

Last Sale

**\$360,000 · Mar 2, 2026**

Est. Owner Equity

**\$30,981**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,863 (2025) |
| Assessed Value        | \$152,573      |
| Previous Assessed     | \$132,800      |
| Assessor Market Value | \$381,431      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | EFFINGHAM               |
| Lot (acres)   | 1.00                    |
| Roof          | Fiberglass              |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 267 ft<sup>2</sup>

## CLIMATE RISK

**1**  
FLOOD

**35**  
WILDFIRE

**92**  
HEAT

**83**  
STORM

**11**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|-----------------------|-----------|--------------------|--------|
| <b>Feb 27, 2026</b> | Resale    | Limited Warranty Deed | \$360,000 | \$193              | \$330K |
| <b>May 18, 2023</b> | Resale    | Limited Warranty Deed | \$339,000 | \$181              | \$333K |
| <b>Feb 25, 2021</b> | Resale    | Warranty Deed         | \$259,900 | \$139              |        |
| <b>Jan 13, 2021</b> | Financing | Warranty Deed         |           |                    |        |
| <b>Nov 18, 2020</b> | Financing | Warranty Deed         |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Ebenezer Elementary School</b>   | Elementary | PK–5   | 2.2 mi   |
| <b>Ebenezer Middle School</b>       | Middle     | 6–8    | 2.2 mi   |
| <b>Effingham County High School</b> | High       | 9–12   | 8.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|