

Residential - Vacant Land

RESIDENTIAL

35 SQUIRREL RUN

RINCON, GA 31326

19.6 ac

LOT SIZE

VALUATION

Last Sale

\$80,000 · Aug 22, 2005

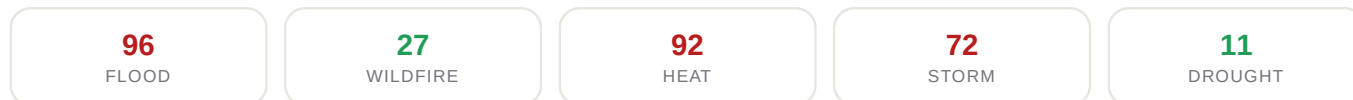
TAX & ASSESSMENT

Property Tax	\$2,551 (2025)
Assessed Value	\$86,324
Previous Assessed	\$88,310
Assessor Market Value	\$215,809

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Effingham
Lot (acres)	19.60
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2005	Resale	Warranty Deed	\$80,000		\$76K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.3 mi
South Effingham High School	High	9–12	5.8 mi
South Effingham Middle School	Middle	6–8	5.9 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



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