

Single Family Residence **RESIDENTIAL**

397 SQUIRREL RUN

RINCON, GA 31326

\$964,345 TopHap Estimate · \$224 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,311 ft²

LIVING AREA

34.37 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

8

PARKING

VALUATION

\$964K

\$792K low

\$1.1M high

Last Sale

\$1,200,000 · Nov 4, 2024

Est. Owner Equity

\$964,345

TAX & ASSESSMENT

Property Tax	\$11,969 (2025)
Assessed Value	\$490,294
Previous Assessed	\$528,063
Assessor Market Value	\$1,225,734

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	34.37
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 3,262 ft²

Greenhouse

CLIMATE RISK

99

FLOOD

30

WILDFIRE

92

HEAT

75

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2024	Resale	Warranty Deed	\$1,200,000	\$278	\$1.2M
Oct 29, 2024	Financing	Warranty Deed			
Jan 6, 2023	Quitclaim	Quit Claim Transfer			
Jan 6, 2023	Resale	Limited Warranty Deed	\$1,600,000	\$371	
Nov 2, 2012	Non-arms-length	Warranty Deed	\$300,000	\$70	

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

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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