

Single Family Residence

RESIDENTIAL

261 FOREST HAVEN DR

RINCON, GA 31326

\$564,042 TopHap Estimate · \$213 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,646 ft²

LIVING AREA

5 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$564K

\$535K low

\$593K high

Est. Owner Equity

\$464,042

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$6,404 (2025)
Assessed Value	\$198,046
Previous Assessed	\$193,464
Assessor Market Value	\$495,117

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	5.00
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 70 ft²

Shed · 200 ft²

Patio · 394 ft²

Porch · 48 ft²

CLIMATE RISK

87 FLOOD	27 WILDFIRE	92 HEAT	74 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2009	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	1.7 mi
South Effingham High School	High	9–12	5.2 mi
South Effingham Middle School	Middle	6–8	5.4 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

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	Absentee owner
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