

Single Family Residence **RESIDENTIAL**

# 2973 RINCON STILLWELL RD

RINCON, GA 31326

**\$488,282** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BATHS

**3,036 ft<sup>2</sup>**

LIVING AREA

**1.3 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$488K**

\$448K low

\$528K high

Est. Owner Equity

**\$388,282**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,594 (2025) |
| Assessed Value        | \$149,944      |
| Previous Assessed     | \$144,377      |
| Assessor Market Value | \$374,859      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Effingham               |
| Lot (acres)   | 1.30                    |
| Foundation    | Concrete                |
| Roof          | Fiberglass              |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 288 ft²

Patio · 288 ft²

Porch · 280 ft²

## CLIMATE RISK

**10**  
FLOOD

**30**  
WILDFIRE

**92**  
HEAT

**81**  
STORM

**11**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED          | PRICE     | \$/FT² | LOAN |
|-------------|-----------------|---------------|-----------|--------|------|
| Aug 6, 2012 | Non-arms-length | Warranty Deed | \$225,000 | \$74   |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Ebenezer Middle School       | Middle     | 6–8    | 2.9 mi   |
| Ebenezer Elementary School   | Elementary | PK–5   | 2.9 mi   |
| Effingham County High School | High       | 9–12   | 8.6 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|