

Residential - Vacant Land **RESIDENTIAL**

TALMADAGE DR  
RINCON, GA 31326



2.97 ac  
LOT SIZE

VALUATION

Last Sale \$200,000 · Jan 20, 2021

TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$23 (2025) |
| Assessed Value        | \$832       |
| Previous Assessed     | \$832       |
| Assessor Market Value | \$2,079     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Effingham                 |
| Lot (acres)   | 2.97                      |
| Heating       | None                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>34</b><br>WILDFIRE | <b>93</b><br>HEAT | <b>82</b><br>STORM | <b>11</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-----------|--------------------|------|
| Dec 1, 2025  | Quitclaim | Quit Claim Transfer |           |                    |      |
| Jan 20, 2021 | Resale    | Warranty Deed       | \$200,000 |                    |      |
| Dec 22, 2020 | Financing | Warranty Deed       |           |                    |      |
| Oct 28, 2020 | Quitclaim | Quit Claim Transfer |           |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rincon Elementary School     | Elementary | PK–5   | 1.7 mi   |
| Ebenezer Middle School       | Middle     | 6–8    | 2.7 mi   |
| Effingham County High School | High       | 9–12   | 7.5 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<br>CRIME INDEX | 65<br>AIR POLLUTION | 26,696<br>POPULATION | \$91K<br>MEDIAN IN-COME | 66°F<br>AVG TEMP | 62%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|