

Single Family Residence **RESIDENTIAL**

86 FELLWOOD DR

RINCON, GA 31326

\$304,644 TopHap Estimate · \$232 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,311 ft²
LIVING AREA

0.32 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

VALUATION

\$305K

\$276K low

\$333K high

Last Sale

\$300,000 · Aug 5, 2025

Est. Owner Equity

\$10,078

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$2,292 (2025)
Assessed Value	\$104,316
Previous Assessed	\$103,786
Assessor Market Value	\$260,791

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.32
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Porch · 144 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 2025	Resale	Limited Warranty Deed	\$300,000	\$229	
Jul 1, 2009	Resale	Deed	\$112,500	\$86	
Jan 6, 2009	Non-arms-length	Foreclosure	\$114,750	\$88	
Nov 16, 2006	Financing	Deed			
Nov 16, 2006	Resale	Deed	\$159,900	\$122	
Jun 8, 2005	Quitclaim	Quit Claim Transfer			
Jun 3, 2005	Resale	Warranty Deed	\$37,500	\$29	
May 26, 2005	Quitclaim	Quit Claim Transfer			
May 24, 2005	Resale	Warranty Deed	\$285,000	\$217	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	1.5 mi
Effingham County Middle School	Middle	6–8	8.0 mi
Effingham County High School	High	9–12	8.1 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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