

Single Family Residence **RESIDENTIAL**

430 SQUIRREL RUN

RINCON, GA 31326

\$847,943 TopHap Estimate · \$190 / ft² · confidence 92 · as of Jul 14, 2026



6

BATHS

4,460 ft²

LIVING AREA

7.6 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

VALUATION

\$848K

\$783K low

\$913K high

Last Sale

\$800,000 · Apr 30, 2024

Est. Owner Equity

\$847,943

TAX & ASSESSMENT

Property Tax	\$10,578 (2025)
Assessed Value	\$339,858
Previous Assessed	\$359,767
Assessor Market Value	\$849,646

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	7.60
Foundation	Concrete
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 156 ft²

Porch · 327 ft²

CLIMATE RISK

38 FLOOD	30 WILDFIRE	92 HEAT	75 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2024	Resale	Warranty Deed	\$799,999	\$179	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Effingham Elementary School	Elementary	PK–5	2.5 mi
South Effingham High School	High	9–12	6.0 mi
South Effingham Middle School	Middle	6–8	6.2 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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