

Single Family Residence **RESIDENTIAL**

206 ROSEHILL DR E

RINCON, GA 31326

\$319,313 TopHap Estimate · \$173 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,844 ft²

LIVING AREA

0.55 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$319K

\$288K low

\$350K high

Last Sale

\$150,000 · Apr 30, 2004

Est. Owner Equity

\$119,313

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,775 (2025)
Assessed Value	\$111,332
Previous Assessed	\$111,332
Assessor Market Value	\$278,331

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.55
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 100 ft²

Porch · 157 ft²

CLIMATE RISK

1 FLOOD	31 WILDFIRE	92 HEAT	83 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ebenezer Middle School	Middle	6–8	2.4 mi
Ebenezer Elementary School	Elementary	PK–5	2.5 mi
Effingham County High School	High	9–12	8.2 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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