

Single Family Residence

RESIDENTIAL

100 RED BLUFF RUN

RINCON, GA 31326

\$443,340 TopHap Estimate · \$177 / ft² · confidence 95 · as of Jul 14, 2026

3

BATHS

2,508 ft²

LIVING AREA

0.89 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

VALUATION

\$443K

\$421K low

\$466K high

Last Sale

\$388,900 · Mar 10, 2023

Est. Owner Equity

\$54,440

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax

\$4,937 (2025)

Assessed Value

\$148,219

Previous Assessed

\$167,924

Assessor Market Value

\$370,548

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.89
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 231 ft²

Porch · 18 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	92 HEAT	78 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2023	Resale	Warranty Deed	\$388,900	\$155	\$389K
May 28, 2015	Resale	Warranty Deed	\$249,900	\$100	\$237K
Aug 20, 2013	Resale	Warranty Deed	\$235,000	\$94	\$231K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	2.1 mi
Ebenezer Middle School	Middle	6–8	5.1 mi
South Effingham High School	High	9–12	9.3 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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