

Single Family Residence **RESIDENTIAL**

106 RED BLUFF RUN

RINCON, GA 31326

\$578,377 TopHap Estimate · \$198 / ft² · confidence 96 · as of Jul 14, 2026

4

BATHS

2,920 ft²

LIVING AREA

0.73 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

VALUATION

\$578K

\$555K low

\$602K high

Est. Owner Equity

\$160,377

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax

\$6,604 (2025)

Assessed Value

\$206,755

Previous Assessed

\$206,754

Assessor Market Value

\$516,886

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.73
Foundation	Concrete
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 280 ft²

Porch · 246 ft²

CLIMATE RISK

1 FLOOD	31 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
Sep 24, 2021	Quitclaim	Quit Claim Transfer			
Aug 13, 2021	Resale	Warranty Deed	\$440,000	\$151	\$418K
Nov 29, 2018	Resale	Warranty Deed	\$325,000	\$111	
Mar 30, 2015	Resale	Warranty Deed	\$299,900	\$103	\$240K
Mar 30, 2015	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	2.1 mi
Ebenezer Middle School	Middle	6–8	5.0 mi
South Effingham High School	High	9–12	9.4 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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