

Single Family Residence

RESIDENTIAL

416 FLINT DR

RINCON, GA 31326

\$290,300 TopHap Estimate · \$118 / ft² · confidence 96 · as of Jul 14, 2026

3

BATHS

2,468 ft²

LIVING AREA

0.2 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$290K

\$278K low

\$303K high

Est. Owner Equity

\$24,685

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax

\$2,738 (2025)

Assessed Value

\$99,485

Previous Assessed

\$101,816

Assessor Market Value

\$248,713

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.20
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Deck · 144 ft²

Porch · 30 ft²

CLIMATE RISK

1 FLOOD	26 WILDFIRE	92 HEAT	81 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2008	Resale	Deed	\$165,735	\$67	\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.7 mi
Ebenezer Middle School	Middle	6–8	4.0 mi
Effingham County High School	High	9–12	9.0 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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