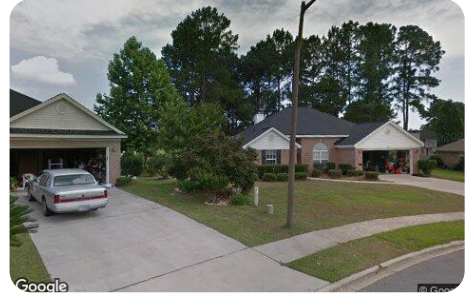


Single Family Residence **RESIDENTIAL**

# 404 ROBERTS WAY

RINCON, GA 31326

**\$339,350** TopHap Estimate · \$179 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**1,900 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$339K**

\$320K low

\$359K high

Est. Owner Equity

**\$253,650**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,159 (2025) |
| Assessed Value        | \$119,380      |
| Previous Assessed     | \$121,802      |
| Assessor Market Value | \$298,451      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Effingham                  |
| Lot (acres)   | 0.35                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Fiberglass                 |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |

Deck · 180 ft²

Porch · 26 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 28<br>WILDFIRE | 92<br>HEAT | 81<br>STORM | 11<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|----------------------|-----------|--------|------|
| Nov 23, 2015 | Financing       | Warranty Deed        |           |        |      |
| Sep 16, 2015 | Resale          | Deed                 | \$172,191 | \$91   |      |
| Jul 25, 2013 | Financing       | Warranty Deed        |           |        |      |
| Feb 15, 2006 | Financing       | Intrafamily Transfer |           |        |      |
| Jul 5, 2005  | Non-arms-length | Deed                 | \$200,000 | \$105  |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rincon Elementary School     | Elementary | PK–5   | 1.0 mi   |
| Ebenezer Middle School       | Middle     | 6–8    | 4.4 mi   |
| Effingham County 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>65</b><br>AIR POLLUTION | <b>26,696</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|