

Single Family Residence **RESIDENTIAL**

156 RIDGEWOOD CIR

RINCON, GA 31326

\$277,770 TopHap Estimate · \$145 / ft² · confidence 93 · as of Jun 23, 2026



2

BATHS

1,920 ft²

LIVING AREA

0.24 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$278K

\$258K low

\$297K high

Last Sale

\$186,500 · May 30, 2008

Est. Owner Equity

\$112,770

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,535 (2025)
Assessed Value	\$128,428
Previous Assessed	\$112,296
Assessor Market Value	\$321,069

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.24
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central

Deck · 18 ft²

Porch · 175 ft²

CLIMATE RISK

1

FLOOD

30

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2008	Resale	Deed	\$186,500	\$97	\$177K
Feb 9, 2006	Resale	Deed	\$170,800	\$89	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.0 mi
Ebenezer Middle School	Middle	6–8	3.2 mi
Effingham County High School	High	9–12	8.3 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	Absentee owner
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