

Single Family Residence

RESIDENTIAL

305 CROSSWINDS DR

RINCON, GA 31326

\$337,397 TopHap Estimate · \$214 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,577 ft²

LIVING AREA

0.22 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$337K

\$322K low

\$352K high

Last Sale

\$310,000 · May 1, 2023

Est. Owner Equity

\$33,012

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$3,434 (2025)
Assessed Value	\$124,762
Previous Assessed	\$114,084
Assessor Market Value	\$311,905

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.22
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Deck · 144 ft²

Porch · 380 ft²

CLIMATE RISK

1

FLOOD

37

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2023	Resale	Warranty Deed	\$310,000	\$197	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.7 mi
Ebenezer Middle School	Middle	6–8	2.4 mi
Effingham County High School	High	9–12	7.6 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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