

Single Family Residential

RESIDENTIAL

103 HOWARD AVE

RINCON, GA 31326

\$281,702 TopHap Estimate · confidence 77 · as of Jul 14, 2026



0.38 ac
LOT SIZE

VALUATION

\$282K

\$218K low

\$346K high

Last Sale

\$6,000 · Feb 29, 2016

Est. Owner Equity

\$281,702

TAX & ASSESSMENT

Property Tax	\$440 (2025)
Assessed Value	\$15,993
Previous Assessed	\$12,160
Assessor Market Value	\$39,983

PROPERTY FACTS

Property Type	Single Family Residential
County	Effingham
Lot (acres)	0.38

CLIMATE RISK

53 FLOOD	36 WILDFIRE	93 HEAT	82 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	1.7 mi
Effingham County Middle School	Middle	6–8	7.4 mi
Effingham County High School	High	9–12	7.5 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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