

Single Family Residence

RESIDENTIAL

309 CROSSWINDS DR

RINCON, GA 31326

\$322,224 TopHap Estimate · \$205 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,570 ft²

LIVING AREA

0.27 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$322K

\$306K low

\$338K high

Last Sale

\$177,300 · Oct 28, 2021

Est. Owner Equity

\$138,474

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,205 (2025)
Assessed Value	\$116,446
Previous Assessed	\$106,452
Assessor Market Value	\$291,115

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.27
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Deck · 120 ft²

Porch · 25 ft²

CLIMATE RISK

35

FLOOD

37

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2021	Resale	Warranty Deed	\$177,300	\$113	\$184K

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	Absentee owner
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