

Single Family Residence **RESIDENTIAL**

8 OAK RIDGE CIR

RINCON, GA 31326

\$294,763 TopHap Estimate · \$172 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,710 ft²
LIVING AREA

0.28 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

VALUATION

\$295K

\$281K low

\$308K high

Last Sale

\$168,000 · Mar 15, 2019

Est. Owner Equity

\$122,834

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,859 (2025)
Assessed Value	\$103,868
Previous Assessed	\$105,199
Assessor Market Value	\$259,671

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.28
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 195 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2019	Resale	Warranty Deed	\$168,000	\$98	
Dec 13, 2013	Resale	Warranty Deed	\$140,000	\$82	\$126K
May 6, 2011	Resale	Deed	\$139,900	\$82	\$140K
Mar 31, 2008	Resale	Deed	\$155,000	\$91	\$12K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.6 mi
Ebenezer Middle School	Middle	6–8	2.6 mi
Effingham County High School	High	9–12	7.7 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------