

Single Family Residence

RESIDENTIAL

427 PLANTATION WAY

RINCON, GA 31326

\$261,114 TopHap Estimate · \$235 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

1,109 ft²

LIVING AREA

0.8 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

VALUATION

\$261K

\$252K low

\$270K high

Last Sale

\$200,000 · Jan 27, 2022

Est. Owner Equity

\$81,114

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,691 (2025)
Assessed Value	\$97,756
Previous Assessed	\$78,934
Assessor Market Value	\$244,391

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.80
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 100 ft²

Patio · 100 ft²

CLIMATE RISK

26

FLOOD

33

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2022	Resale	Warranty Deed	\$200,000	\$180	\$180K
Jun 29, 2015	Resale	Warranty Deed	\$110,900	\$100	\$113K
Sep 7, 2012	Resale	Warranty Deed	\$62,000	\$56	\$50K
May 1, 2012	Resale	Warranty Deed	\$54,375	\$49	
May 1, 2012	Non-arms-length	Foreclosure	\$54,375	\$49	
Sep 28, 2007	Resale	Deed	\$125,000	\$113	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.5 mi
Ebenezer Middle School	Middle	6–8	2.9 mi
Effingham County High School	High	9–12	7.8 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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