

Single Family Residence **RESIDENTIAL**

616 PLANTATION DR

RINCON, GA 31326

\$290,407 TopHap Estimate · \$180 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,609 ft²

LIVING AREA

0.88 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$290K

\$276K low

\$305K high

Est. Owner Equity

\$290,407

TAX & ASSESSMENT

Property Tax	\$3,157 (2025)
Assessed Value	\$89,477
Previous Assessed	\$96,413
Assessor Market Value	\$223,692

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.88
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 392 ft²

Patio · 392 ft²

Porch · 160 ft²

CLIMATE RISK

64 FLOOD	32 WILDFIRE	93 HEAT	82 STORM	11 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2011	Financing	Warranty Deed			
Aug 3, 2010	Resale	Deed	\$141,008	\$88	
Aug 3, 2010	Non-arms-length	Foreclosure	\$141,008	\$88	
Jul 18, 2005	Quitclaim	Quit Claim Transfer			
Jul 15, 2005	Resale	Warranty Deed	\$155,000	\$96	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ebenezer Middle School	Middle	6–8	2.6 mi
Ebenezer Elementary School	Elementary	PK–5	2.7 mi
Effingham County High School	High	9–12	8.0 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
-----------	----------------