

Single Family Residence **RESIDENTIAL**

# 419 PLANTATION WAY

RINCON, GA 31326

**\$189,960** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1**

BATHS

**960 ft<sup>2</sup>**

LIVING AREA

**0.56 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$190K**

\$175K low

\$205K high

Est. Owner Equity

**\$189,960**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,280 (2025) |
| Assessed Value        | \$72,194       |
| Previous Assessed     | \$60,401       |
| Assessor Market Value | \$180,484      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Effingham                             |
| Lot (acres)   | 0.56                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Concrete                              |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Carport (Unspecified)                 |
| Pool          | No                                    |

Porch · 68 ft²

## CLIMATE RISK

**1**  
FLOOD

**37**  
WILDFIRE

**93**  
HEAT

**82**  
STORM

**11**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rincon Elementary School     | Elementary | PK–5   | 1.6 mi   |
| Ebenezer Middle School       | Middle     | 6–8    | 2.8 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<br>CRIME INDEX | 65<br>AIR POLLUTION | 26,696<br>POPULATION | \$91K<br>MEDIAN IN-COME | 66°F<br>AVG TEMP | 62%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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