

Single Family Residence

RESIDENTIAL

431 PLANTATION WAY

RINCON, GA 31326

\$255,976 TopHap Estimate · \$218 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,176 ft²

LIVING AREA

0.63 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

VALUATION

\$256K

\$245K low

\$267K high

Last Sale

\$166,000 · Aug 26, 2021

Est. Owner Equity

\$0

Loan-to-Value

179%

TAX & ASSESSMENT

Property Tax	\$1,975 (2025)
Assessed Value	\$97,768
Previous Assessed	\$79,028
Assessor Market Value	\$244,421

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.63
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Porch · 68 ft²

CLIMATE RISK

56

FLOOD

33

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2021	Resale	Warranty Deed	\$302,785	\$257	\$310K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.5 mi
Ebenezer Middle School	Middle	6–8	2.8 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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