

Single Family Residence

RESIDENTIAL

439 PLANTATION WAY

RINCON, GA 31326

\$249,900 TopHap Estimate · \$260 / ft² · confidence 95 · as of Jul 14, 2026



1

BATHS

960 ft²

LIVING AREA

0.58 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

VALUATION

\$250K

\$239K low

\$261K high

Last Sale

\$179,900 · Feb 2, 2022

Est. Owner Equity

\$68,183

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,569 (2025)
Assessed Value	\$93,317
Previous Assessed	\$75,442
Assessor Market Value	\$233,293

PROPERTY FACTS

Property Type	Single Family Residence
County	EFFINGHAM
Lot (acres)	0.58
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 100 ft²

Patio · 100 ft²

Porch · 68 ft²

CLIMATE RISK

1 FLOOD	33 WILDFIRE	93 HEAT	82 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2022	Resale	Warranty Deed	\$179,900	\$187	\$182K
Nov 16, 2021	Resale	Warranty Deed	\$520,000	\$542	\$312K
Dec 28, 2018	Resale	Warranty Deed	\$111,000	\$116	\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.5 mi
Ebenezer Middle School	Middle	6–8	2.7 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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