

Single Family Residence

RESIDENTIAL

412 PLANTATION WAY

RINCON, GA 31326

\$208,926 TopHap Estimate · \$218 / ft² · confidence 94 · as of Jul 14, 2026



1

BATHS

960 ft²

LIVING AREA

0.55 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$209K

\$196K low

\$221K high

Last Sale

\$112,900 · Sep 12, 2006

Est. Owner Equity

\$92,345

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$2,110 (2025)
Assessed Value	\$76,652
Previous Assessed	\$64,421
Assessor Market Value	\$191,630

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.55
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Shed · 370 ft²

Porch · 68 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2006	Resale	Deed	\$112,900	\$118	\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.6 mi
Ebenezer Middle School	Middle	6–8	2.7 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 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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