

Single Family Residence

**RESIDENTIAL**

# 414 PLANTATION WAY

RINCON, GA 31326

**\$215,687** TopHap Estimate · \$225 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



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**1**

BATHS

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

LIVING AREA

**0.55 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$216K**

\$200K low

\$231K high

Last Sale

**\$115,000 · Dec 14, 2018**

Est. Owner Equity

**\$106,437**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,306 (2025) |
| Assessed Value        | \$83,765       |
| Previous Assessed     | \$69,473       |
| Assessor Market Value | \$209,412      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Effingham                             |
| Lot (acres)   | 0.55                                  |
| 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

**34**  
WILDFIRE

**93**  
HEAT

**82**  
STORM

**11**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------------|-----------------------|-----------|--------|--------|
| <b>Dec 14, 2018</b> | Resale          | Warranty Deed         | \$115,000 | \$120  | \$109K |
| <b>Feb 26, 2016</b> | Resale          | Limited Warranty Deed | \$87,000  | \$91   | \$85K  |
| <b>Dec 30, 2009</b> | Resale          | Deed                  | \$84,000  | \$88   | \$86K  |
| <b>Oct 6, 2009</b>  | Financing       | Deed                  |           |        |        |
| <b>Oct 6, 2009</b>  | Non-arms-length | Foreclosure           | \$92,500  | \$96   |        |
| <b>Oct 4, 2006</b>  | Resale          | Deed                  | \$111,500 | \$116  | \$89K  |

## 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



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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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>65</b><br>AIR POLLUTION | <b>26,696</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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