

Single Family Residence **RESIDENTIAL**

303 PLANTATION DR

RINCON, GA 31326

\$306,026 TopHap Estimate · \$229 / ft² · confidence 91 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,337 ft²

LIVING AREA

0.39 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$306K

\$278K low

\$334K high

Last Sale

\$300,000 · Oct 16, 2024

Est. Owner Equity

\$66,026

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,250 (2025)
Assessed Value	\$118,069
Previous Assessed	\$121,208
Assessor Market Value	\$295,172

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.39
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Patio · 160 ft²

Porch · 95 ft²

CLIMATE RISK

50 FLOOD	35 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
Oct 16, 2024	Resale	Warranty Deed	\$300,000	\$224	\$240K
Aug 13, 2021	Resale	Warranty Deed	\$225,000	\$168	
Jul 27, 2018	Resale	Warranty Deed	\$154,900	\$116	
Aug 4, 2005	Resale	Warranty Deed	\$132,000	\$99	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.8 mi
Ebenezer Middle School	Middle	6–8	2.6 mi
Effingham County High School	High	9–12	7.5 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

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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