

Single Family Residence

RESIDENTIAL

305 PLANTATION DR

RINCON, GA 31326

\$280,779 TopHap Estimate · \$217 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,296 ft²

LIVING AREA

1 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$281K

\$270K low

\$292K high

Last Sale

\$135,600 · May 10, 2006

Est. Owner Equity

\$171,849

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,667 (2025)
Assessed Value	\$101,886
Previous Assessed	\$105,560
Assessor Market Value	\$254,714

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	1.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Deck · 160 ft²

Patio · 160 ft²

Porch · 68 ft²

CLIMATE RISK

50
FLOOD

35
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2006	Resale	Deed	\$135,600	\$105	\$139K

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

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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