

Single Family Residence

RESIDENTIAL

6 PLANTATION CIR

RINCON, GA 31326

\$274,625 TopHap Estimate · \$170 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,616 ft²

LIVING AREA

1.31 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

VALUATION

\$275K

\$249K low

\$301K high

Last Sale

\$128,250 · Jun 22, 2011

Est. Owner Equity

\$139,724

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,446 (2025)
Assessed Value	\$94,450
Previous Assessed	\$102,205
Assessor Market Value	\$236,124

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	1.31
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 256 ft²

Patio · 256 ft²

Porch · 476 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
Jun 21, 2011	Resale	Deed	\$128,250	\$79	\$135K
Feb 24, 2011	Financing	Gift Deed			\$81K
Oct 5, 2010	Foreclosure sale	Foreclosure	\$75,805	\$47	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ebenezer Middle School	Middle	6–8	2.6 mi
Ebenezer Elementary School	Elementary	PK–5	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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