

Single Family Residence

**RESIDENTIAL**

# 311 PLANTATION DR

RINCON, GA 31326

**\$332,734** TopHap Estimate · \$196 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,697 ft<sup>2</sup>**

LIVING AREA

**1.83 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$333K**

\$312K low

\$353K high

Last Sale

**\$319,900 · Dec 19, 2023**

Est. Owner Equity

**\$76,834**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,766 (2025) |
| Assessed Value        | \$136,803      |
| Previous Assessed     | \$120,210      |
| Assessor Market Value | \$342,007      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Effingham                  |
| Lot (acres)   | 1.83                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Fiberglass                 |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Deck · 171 ft²

Patio · 534 ft²

Porch · 150 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 23<br>FLOOD | 35<br>WILDFIRE | 93<br>HEAT | 82<br>STORM | 11<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Dec 18, 2023 | Resale | Warranty Deed | \$319,900 | \$189  | \$256K |
| Nov 9, 2017  | Resale | Warranty Deed | \$173,500 | \$102  | \$170K |
| Aug 15, 2005 | Resale | Warranty Deed | \$147,900 | \$87   | \$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   | 7.6 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | <b>Owner occupied</b> |
|-----------|-----------------------|