

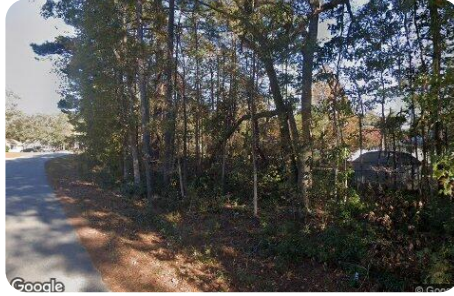
Single Family Residence

RESIDENTIAL

405 PLANTATION WAY

RINCON, GA 31326

\$228,686 TopHap Estimate · \$206 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

1,109 ft²

LIVING AREA

0.82 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

VALUATION

\$229K

\$203K low

\$255K high

Est. Owner Equity

\$151,386

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$1,547 (2025)
Assessed Value	\$84,206
Previous Assessed	\$69,427
Assessor Market Value	\$210,514

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.82
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 100 ft²

Patio · 100 ft²

CLIMATE RISK

1

FLOOD

38

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2008	Financing	Intrafamily Transfer			
Feb 22, 2005	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.7 mi
Ebenezer Middle School	Middle	6–8	2.7 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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