

Single Family Residence

RESIDENTIAL

429 PLANTATION WAY

RINCON, GA 31326

\$281,450 TopHap Estimate · \$186 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,514 ft²

LIVING AREA

1.05 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

VALUATION

\$281K

\$271K low

\$292K high

Last Sale

\$149,000 · Oct 9, 2019

Est. Owner Equity

\$130,960

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,808 (2025)
Assessed Value	\$102,018
Previous Assessed	\$84,262
Assessor Market Value	\$255,045

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	1.05
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 120 ft²

Porch · 384 ft²

CLIMATE RISK

55 FLOOD	33 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 9, 2019	Resale	Warranty Deed	\$149,000	\$98	\$145K
May 2, 2014	Resale	Warranty Deed	\$94,000	\$62	\$101K
Jan 29, 2014	Resale	Warranty Deed	\$50,500	\$33	
Aug 6, 2013	Non-arms-length	Foreclosure	\$76,500	\$51	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.5 mi
Ebenezer Middle School	Middle	6–8	2.8 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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