

Single Family Residence **RESIDENTIAL**

447 PLANTATION WAY

RINCON, GA 31326

\$223,854 TopHap Estimate · \$192 / ft² · confidence 94 · as of Jul 14, 2026



1

BATHS

1,164 ft²

LIVING AREA

0.65 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

VALUATION

\$224K

\$210K low

\$238K high

Last Sale

\$117,000 · Feb 25, 2008

Est. Owner Equity

\$90,468

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,207 (2025)
Assessed Value	\$80,188
Previous Assessed	\$66,544
Assessor Market Value	\$200,471

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.65
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 72 ft²

CLIMATE RISK

1 FLOOD	34 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
Feb 25, 2008	Resale	Deed	\$117,000	\$101	\$113K
Oct 26, 2007	Resale	Deed	\$89,000	\$76	
Aug 7, 2007	Non-arms-length	Foreclosure	\$96,050	\$83	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.6 mi
Ebenezer Middle School	Middle	6–8	2.6 mi
Effingham County High School	High	9–12	7.7 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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