

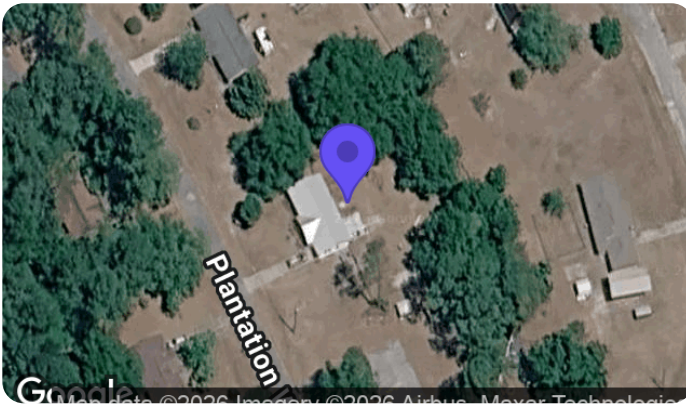
Single Family Residence

RESIDENTIAL

418 PLANTATION WAY

RINCON, GA 31326

\$257,572 TopHap Estimate · \$219 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,176 ft²

LIVING AREA

0.55 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

VALUATION

\$258K

\$226K low

\$289K high

Last Sale

\$252,500 · Oct 9, 2024

Est. Owner Equity

\$12,647

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$2,163 (2025)
Assessed Value	\$104,637
Previous Assessed	\$80,596
Assessor Market Value	\$261,593

PROPERTY FACTS

Property Type	Single Family Residence
County	EFFINGHAM
Lot (acres)	0.55
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 360 ft²

Patio · 360 ft²

Porch · 68 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	93 HEAT	82 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

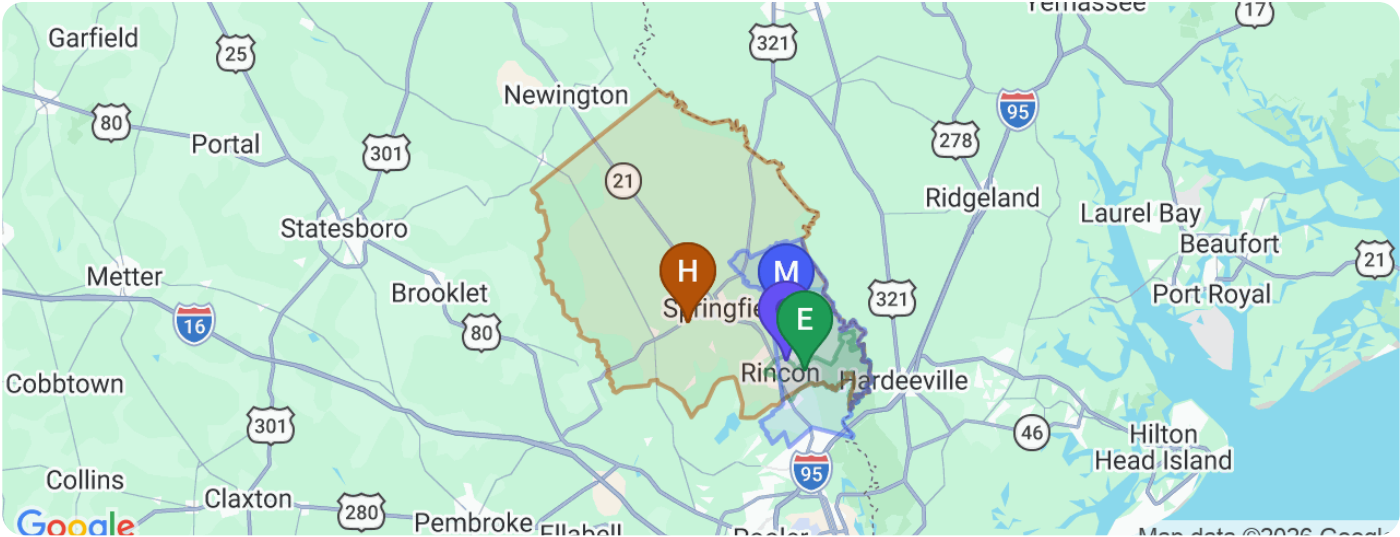
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2024	Resale	Warranty Deed	\$252,500	\$215	\$245K
May 12, 2022	Financing	Warranty Deed			\$215K
Feb 4, 2022	Resale	Warranty Deed	\$120,000	\$102	\$120K
Mar 29, 2017	Resale	Warranty Deed	\$92,000	\$78	\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.6 mi
Ebenezer Middle School	Middle	6–8	2.8 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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