

Single Family Residence

RESIDENTIAL

417 PLANTATION WAY

RINCON, GA 31326

\$287,727 TopHap Estimate · \$231 / ft² · confidence 89 · as of Jul 14, 2026



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4

BEDS

2

BATHS

1,248 ft²

LIVING AREA

0.55 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

VALUATION

\$288K

\$256K low

\$320K high

Last Sale

\$285,000 · Jul 21, 2025

Est. Owner Equity

\$7,890

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$2,775 (2025)
Assessed Value	\$100,821
Previous Assessed	\$80,131
Assessor Market Value	\$252,053

PROPERTY FACTS

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

Deck · 160 ft²

Porch · 68 ft²

CLIMATE RISK

1 FLOOD	37 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
Jul 18, 2025	Resale	Limited Warranty Deed	\$285,000	\$228	\$280K
Jul 17, 2025	Financing	Warranty Deed			
Jul 1, 2024	Financing	Warranty Deed			
Feb 23, 2022	Resale	Warranty Deed	\$205,000	\$164	\$210K
Nov 16, 2021	Resale	Warranty Deed	\$520,000	\$417	
Apr 19, 2021	Resale	Warranty Deed	\$115,000	\$92	\$86K
May 20, 2020	Financing	Warranty Deed			
Sep 9, 2019	Financing	Warranty Deed			
Jul 5, 2017	Non-arms-length	Foreclosure	\$71,000	\$57	

Jul 18, 2011	Financing	Gift Deed		
May 28, 2010	Financing	Deed		\$86K
Dec 1, 2009	Non-arms-length	Foreclosure	\$69,556	\$56
Dec 1, 2009	Resale	Deed	\$69,556	\$56

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.6 mi
Ebenezer Middle School	Middle	6–8	2.7 mi
Effingham County High School	High	9–12	7.7 mi

District: Effingham County School District



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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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