

Single Family Residence **RESIDENTIAL**

8 PLANTATION CIR

RINCON, GA 31326

\$258,644 TopHap Estimate · \$157 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,648 ft²

LIVING AREA

1.47 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

VALUATION

\$259K

\$237K low

\$281K high

Est. Owner Equity

\$142,311

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,286 (2025)
Assessed Value	\$88,462
Previous Assessed	\$95,650
Assessor Market Value	\$221,154

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	1.47
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Deck · 252 ft²

Patio · 252 ft²

Porch · 184 ft²

CLIMATE RISK

41
FLOOD

33
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 5, 2017	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ebenezer Middle School	Middle	6–8	2.7 mi
Ebenezer Elementary School	Elementary	PK–5	2.8 mi
Effingham County High School	High	9–12	7.9 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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