

Single Family Residence

RESIDENTIAL

435 PLANTATION WAY

RINCON, GA 31326

\$186,825 TopHap Estimate · \$195 / ft² · confidence 92 · as of Jul 14, 2026



1

BATHS

960 ft²

LIVING AREA

0.63 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

VALUATION

\$187K

\$172K low

\$202K high

Last Sale

\$46,300 · Apr 13, 1989

Est. Owner Equity

\$186,825

TAX & ASSESSMENT

Property Tax	\$2,075 (2025)
Assessed Value	\$75,376
Previous Assessed	\$62,656
Assessor Market Value	\$188,439

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.63
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck · 144 ft²

Patio · 144 ft²

Porch · 68 ft²

CLIMATE RISK

10
FLOOD

33
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

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

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------