

Single Family Residence

RESIDENTIAL

445 PLANTATION WAY

RINCON, GA 31326

\$227,536 TopHap Estimate · \$237 / ft² · confidence 89 · as of Jul 14, 2026



1

BATHS

960 ft²

LIVING AREA

0.6 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$228K

\$203K low

\$252K high

Est. Owner Equity

\$227,536

TAX & ASSESSMENT

Property Tax	\$2,679 (2025)
Assessed Value	\$97,333
Previous Assessed	\$79,372
Assessor Market Value	\$243,332

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.60
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Porch · 72 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2025	Financing	Warranty Deed			
Sep 15, 2021	Resale	Warranty Deed	\$160,000	\$167	
Jul 30, 2013	Financing	Warranty Deed			
Oct 29, 2012	Financing	Warranty Deed			
Mar 25, 2000	Financing	Warranty Deed			

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	Absentee owner
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