

Single Family Residence

RESIDENTIAL

449 PLANTATION WAY

RINCON, GA 31326

\$232,204 TopHap Estimate · \$236 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

984 ft²

LIVING AREA

0.96 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

VALUATION

\$232K

\$209K low

\$255K high

Last Sale

\$227,500 · Sep 21, 2023

Est. Owner Equity

\$8,826

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,849 (2025)
Assessed Value	\$103,486
Previous Assessed	\$82,630
Assessor Market Value	\$258,715

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.96
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
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
Sep 20, 2023	Resale	Limited Warranty Deed	\$227,500	\$231	\$223K
Jun 6, 2023	Resale	Warranty Deed	\$135,500	\$138	

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	Owner occupied
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