

Single Family Residence **RESIDENTIAL**

313 PLANTATION DR

RINCON, GA 31326

\$331,508 TopHap Estimate · \$182 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,822 ft²

LIVING AREA

1.16 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$332K

\$316K low

\$347K high

Last Sale

\$160,700 · Mar 2, 2006

Est. Owner Equity

\$170,808

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,629 (2025)
Assessed Value	\$134,493
Previous Assessed	\$119,024
Assessor Market Value	\$336,232

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	1.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 470 ft²

Patio · 470 ft²

Porch · 200 ft²

CLIMATE RISK

19
FLOOD

35
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
Mar 2, 2006	Financing	Intrafamily Transfer			
Mar 1, 2006	Resale	Deed	\$160,700	\$88	\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.7 mi
Ebenezer Middle School	Middle	6–8	2.5 mi
Effingham County High School	High	9–12	7.6 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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