

Single Family Residence **RESIDENTIAL**

535 PLANTATION DR

RINCON, GA 31326

\$250,466 TopHap Estimate · \$110 / ft² · confidence 84 · as of Jul 14, 2026



3

BATHS

2,277 ft²

LIVING AREA

2.4 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

VALUATION

\$250K

\$212K low

\$289K high

Last Sale

\$249,000 · Nov 17, 2025

Est. Owner Equity

\$51,266

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,182 (2025)
Assessed Value	\$158,408
Previous Assessed	\$158,408
Assessor Market Value	\$396,019

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	2.40
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Deck · 952 ft²

CLIMATE RISK

29 FLOOD	36 WILDFIRE	93 HEAT	82 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2025	Resale	Warranty Deed	\$249,000	\$109	\$199K
Feb 20, 2025	Resale	Warranty Deed	\$215,000	\$94	
Oct 18, 2024	Quitclaim	Quit Claim Transfer			
Oct 18, 2024	Resale	Warranty Deed	\$2,122	\$1	
Jun 13, 2024	Quitclaim	Quit Claim Transfer			
Apr 12, 2024	Resale	Warranty Deed	\$1,500	\$1	
Apr 12, 2024	Resale	Warranty Deed	\$4,000	\$2	
Apr 12, 2024	Resale	Warranty Deed	\$5,500	\$2	
Apr 12, 2024	Resale	Warranty Deed	\$3,000	\$1	
Apr 12, 2024	Resale	Warranty Deed	\$4,500	\$2	

Apr 17, 2023	Resale	Warranty Deed	\$250,000	\$110	
Aug 18, 2021	Quitclaim	Quit Claim Transfer			
Jul 23, 2021	Resale	Warranty Deed	\$6,600	\$3	
Jul 21, 2021	Resale	Warranty Deed	\$89,400	\$39	
Jun 24, 2021	Resale	Limited Warranty Deed	\$268,450	\$118	\$7M
May 25, 2021	Resale	Warranty Deed	\$5,000	\$2	
Sep 11, 2020	Quitclaim	Quit Claim Transfer			
Apr 28, 2020	Resale	Warranty Deed	\$325,000	\$143	
Aug 6, 2018	Resale	Warranty Deed	\$28,000	\$12	
Aug 6, 2018	Resale	Warranty Deed	\$28,000	\$12	

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	7.7 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