

Single Family Residence

RESIDENTIAL

704 PLANTATION DR

RINCON, GA 31326

\$373,950 TopHap Estimate · \$193 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,936 ft²

LIVING AREA

0.55 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$374K

\$351K low

\$397K high

Last Sale

\$212,500 · Nov 1, 2006

Est. Owner Equity

\$193,450

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,207 (2025)
Assessed Value	\$109,452
Previous Assessed	\$119,384
Assessor Market Value	\$273,631

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.55
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 180 ft²

Porch · 100 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

93

HEAT

82

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2006	Resale	Deed	\$212,500	\$110	\$213K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ebenezer Middle School	Middle	6–8	2.5 mi
Ebenezer Elementary School	Elementary	PK–5	2.6 mi
Effingham County High School	High	9–12	8.1 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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