

Single Family Residence **RESIDENTIAL**

706 PLANTATION DR

RINCON, GA 31326

\$283,945 TopHap Estimate · \$169 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,683 ft²

LIVING AREA

0.62 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$284K

\$258K low

\$310K high

Est. Owner Equity

\$227,023

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$2,312 (2025)
Assessed Value	\$97,532
Previous Assessed	\$105,868
Assessor Market Value	\$243,830

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.62
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 144 ft²

Porch · 102 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
Jan 30, 2007	Financing	Deed			
Nov 7, 2006	Financing	Intrafamily Transfer			

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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