

Single Family Residence **RESIDENTIAL**

716 PLANTATION DR

RINCON, GA 31326

\$392,707 TopHap Estimate · \$202 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

1,943 ft²

LIVING AREA

0.55 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$393K

\$373K low

\$413K high

Last Sale

\$387,500 · Mar 19, 2025

Est. Owner Equity

\$12,228

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$4,699 (2025)
Assessed Value	\$141,122
Previous Assessed	\$127,348
Assessor Market Value	\$352,805

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 · 210 ft²

Porch · 27 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

92

HEAT

81

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2025	Resale	Warranty Deed	\$387,500	\$199	\$380K
Apr 25, 2011	Financing	Gift Deed			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ebenezer Middle School	Middle	6–8	2.5 mi
Ebenezer Elementary School	Elementary	PK–5	2.5 mi
Effingham County High School	High	9–12	8.2 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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