

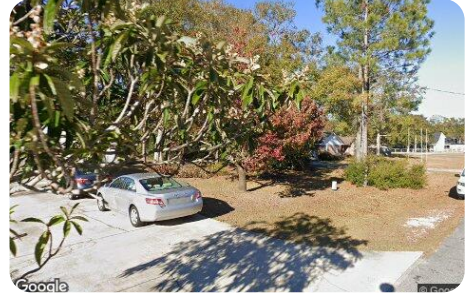
Single Family Residence

RESIDENTIAL

709 PLANTATION DR

RINCON, GA 31326

\$312,546 TopHap Estimate · \$166 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,878 ft²

LIVING AREA

0.55 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

VALUATION

\$313K

\$295K low

\$330K high

Last Sale

\$159,900 · Jul 26, 2002

Est. Owner Equity

\$136,646

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,254 (2025)
Assessed Value	\$106,323
Previous Assessed	\$117,184
Assessor Market Value	\$265,807

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 · 196 ft²

Porch · 42 ft²

CLIMATE RISK

54

FLOOD

33

WILDFIRE

92

HEAT

81

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

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	8.1 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------