

Single Family Residence **RESIDENTIAL**

705 PLANTATION DR

RINCON, GA 31326

\$354,196 TopHap Estimate · \$189 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,878 ft²

LIVING AREA

0.56 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

VALUATION

\$354K

\$338K low

\$370K high

Last Sale

\$195,000 · Aug 9, 2017

Est. Owner Equity

\$42,618

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,998 (2025)
Assessed Value	\$119,392
Previous Assessed	\$131,300
Assessor Market Value	\$298,479

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.56
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 264 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2017	Financing	Limited Warranty Deed			
Aug 9, 2017	Resale	Warranty Deed	\$195,000	\$104	\$199K
Dec 30, 2015	Resale	Warranty Deed	\$157,500	\$84	\$163K
Jan 27, 2012	Financing	Gift Deed			
Jan 27, 2012	Financing	Deed			
Jan 23, 2012	Resale	Deed	\$148,000	\$79	
Jan 23, 2012	Resale	Deed	\$148,000	\$79	

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

OWNERSHIP

Occupancy	Owner occupied
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