

Single Family Residence **RESIDENTIAL**

806 PLANTATION DR

RINCON, GA 31326

\$372,026 TopHap Estimate · \$165 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,255 ft²

LIVING AREA

0.55 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$372K

\$346K low

\$398K high

Last Sale

\$249,900 · Jun 8, 2018

Est. Owner Equity

\$114,213

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,168 (2025)
Assessed Value	\$134,745
Previous Assessed	\$151,991
Assessor Market Value	\$336,863

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
Garage	Mixed

Deck · 224 ft²

Shed · 225 ft²

Porch · 161 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	92 HEAT	83 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2018	Resale	Warranty Deed	\$249,900	\$111	
Apr 19, 2016	Financing	Limited Warranty Deed			
Apr 19, 2016	Resale	Warranty Deed	\$212,000	\$94	\$219K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ebenezer Middle School	Middle	6–8	2.3 mi
Ebenezer Elementary School	Elementary	PK–5	2.3 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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