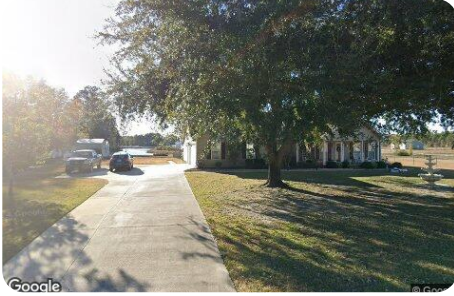


Single Family Residence **RESIDENTIAL**

805 PLANTATION DR

RINCON, GA 31326

\$368,919 TopHap Estimate · \$169 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

2,181 ft²

LIVING AREA

0.63 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$369K

\$338K low

\$400K high

Last Sale

\$175,900 · Aug 27, 2004

Est. Owner Equity

\$214,673

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,295 (2025)
Assessed Value	\$120,954
Previous Assessed	\$135,687
Assessor Market Value	\$302,384

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.63
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 295 ft²

CLIMATE RISK

1 FLOOD	35 WILDFIRE	92 HEAT	83 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk.

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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