

Single Family Residence **RESIDENTIAL**

38 PLANTATION CT

RINCON, GA 31326

\$386,509 TopHap Estimate · \$180 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,151 ft²

LIVING AREA

0.33 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$387K

\$373K low

\$400K high

Last Sale

\$335,000 · Mar 18, 2022

Est. Owner Equity

\$118,509

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,858 (2025)
Assessed Value	\$146,446
Previous Assessed	\$148,582
Assessor Market Value	\$366,115

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.33
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 51 ft²

CLIMATE RISK

1 FLOOD	27 WILDFIRE	92 HEAT	81 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2022	Resale	Warranty Deed	\$335,000	\$156	\$268K
Apr 25, 2018	Resale	Warranty Deed	\$224,900	\$105	\$202K
Jul 14, 2014	Resale	Warranty Deed	\$178,900	\$83	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.9 mi
Ebenezer Middle School	Middle	6–8	4.3 mi
Effingham County High School	High	9–12	9.2 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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