

Single Family Residence **RESIDENTIAL**

40 PLANTATION CT

RINCON, GA 31326

\$361,171 TopHap Estimate · \$178 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,025 ft²

LIVING AREA

0.23 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$361K

\$342K low

\$380K high

Est. Owner Equity

\$261,171

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,572 (2025)
Assessed Value	\$131,605
Previous Assessed	\$133,116
Assessor Market Value	\$329,012

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.23
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 158 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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.9 mi
Ebenezer Middle School	Middle	6–8	4.4 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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