

Single Family Residence **RESIDENTIAL**

44 PLANTATION CT

RINCON, GA 31326

\$339,900 TopHap Estimate · \$191 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

1,782 ft²

LIVING AREA

0.21 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$340K

\$330K low

\$350K high

Last Sale

\$286,000 · Sep 26, 2022

Est. Owner Equity

\$43,604

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,254 (2025)
Assessed Value	\$118,199
Previous Assessed	\$121,509
Assessor Market Value	\$295,497

PROPERTY FACTS

Property Type	Single Family Residence
County	EFFINGHAM
Lot (acres)	0.21
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 196 ft²

Porch · 16 ft²

CLIMATE RISK

1
FLOOD

28
WILDFIRE

92
HEAT

81
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2022	Financing	Warranty Deed			
Sep 21, 2022	Resale	Warranty Deed	\$286,000	\$160	\$296K

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	9.3 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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