

Single Family Residence **RESIDENTIAL**

404 PLANTATION PL

RINCON, GA 31326

\$393,733 TopHap Estimate · \$154 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,558 ft²
LIVING AREA

0.18 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

VALUATION

\$394K

\$376K low

\$411K high

Last Sale

\$319,900 · Nov 12, 2021

Est. Owner Equity

\$393,733

TAX & ASSESSMENT

Property Tax	\$3,650 (2025)
Assessed Value	\$147,037
Previous Assessed	\$163,230
Assessor Market Value	\$367,593

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 240 ft²

Porch · 46 ft²

CLIMATE RISK

1 FLOOD	28 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
Nov 12, 2021	Resale	Warranty Deed	\$319,900	\$125	\$288K
Nov 12, 2021	Financing	Limited Warranty Deed			
Oct 1, 2020	Resale	Warranty Deed	\$260,000	\$102	\$265K
Mar 24, 2020	Financing	Warranty Deed			
Mar 8, 2013	Resale	Warranty Deed	\$205,000	\$80	\$164K
Nov 2, 2012	Financing	Warranty Deed			
Nov 1, 2012	Financing	Warranty Deed			
Jul 7, 2010	Financing	Deed			

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	9.4 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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