

Single Family Residence **RESIDENTIAL**

406 PLANTATION PL

RINCON, GA 31326

\$339,900 TopHap Estimate · \$193 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,763 ft²
LIVING AREA

0.18 ac
LOT SIZE

2012
YEAR BUILT

1

STORIES

VALUATION

\$340K

\$325K low

\$355K high

Last Sale

\$188,000 · Aug 10, 2012

Est. Owner Equity

\$78,663

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$1,922 (2025)
Assessed Value	\$124,928
Previous Assessed	\$128,077
Assessor Market Value	\$312,320

PROPERTY FACTS

Property Type	Single Family Residence
County	EFFINGHAM
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 195 ft²

Porch · 20 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
Aug 22, 2012	Financing	Warranty Deed			
Aug 10, 2012	Quitclaim	Quit Claim Transfer			
Aug 10, 2012	Resale	Warranty Deed	\$188,000	\$107	\$192K
Dec 22, 2011	Quitclaim	Quit Claim Transfer			
Dec 22, 2011	Quitclaim	Quit Claim Transfer			
Feb 2, 2012	Financing	Warranty Deed			
Dec 22, 2011	Quitclaim	Quit Claim Transfer			
Dec 22, 2011	Quitclaim	Quit Claim Transfer			
Dec 22, 2011	Financing	Warranty Deed			
Dec 22, 2011	Quitclaim	Quit Claim Transfer			
Dec 22, 2011	Quitclaim	Quit Claim Transfer			

Sep 19, 2011 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
--------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy Owner occupied