

Single Family Residence

RESIDENTIAL

412 PLANTATION PL

RINCON, GA 31326

\$414,241 TopHap Estimate · \$131 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,170 ft²

LIVING AREA

0.19 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

VALUATION

\$414K

\$396K low

\$432K high

Last Sale

\$249,900 · Nov 30, 2018

Est. Owner Equity

\$157,242

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,956 (2025)
Assessed Value	\$152,612
Previous Assessed	\$174,763
Assessor Market Value	\$381,530

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.19
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 495 ft²

Porch · 84 ft²

CLIMATE RISK

1
FLOOD

29
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
Nov 30, 2018	Resale	Warranty Deed	\$249,900	\$79	
Aug 3, 2010	Resale	Deed	\$272,000	\$86	\$265K
Aug 3, 2010	Financing	Intrafamily Transfer			
Apr 27, 2010	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.8 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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