

Single Family Residence **RESIDENTIAL**

# 416 PLANTATION PL

RINCON, GA 31326

**\$394,863** TopHap Estimate · \$146 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,696 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$395K**

\$380K low

\$410K high

Last Sale

**\$400,000 · May 20, 2022**

Est. Owner Equity

**\$0**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$806 (2025) |
| Assessed Value        | \$151,099    |
| Previous Assessed     | \$169,814    |
| Assessor Market Value | \$377,747    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Effingham                  |
| Lot (acres)   | 0.17                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |

Deck · 120 ft²

Porch · 106 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 11<br>FLOOD | 29<br>WILDFIRE | 92<br>HEAT | 81<br>STORM | 11<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 20, 2022 | Resale    | Warranty Deed       | \$400,000 | \$148  | \$400K |
| Aug 24, 2018 | Resale    | Warranty Deed       | \$252,990 | \$94   |        |
| Aug 22, 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 | Financing | Warranty Deed       |           |        |        |
| Dec 22, 2011 | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 22, 2011 | Quitclaim | Quit Claim Transfer |           |        |        |
| Feb 2, 2012  | 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   | 0.8 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<br>CRIME INDEX | 65<br>AIR POLLUTION | 26,696<br>POPULATION | \$91K<br>MEDIAN IN-COME | 66°F<br>AVG TEMP | 62%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

Occupancy

Owner occupied