

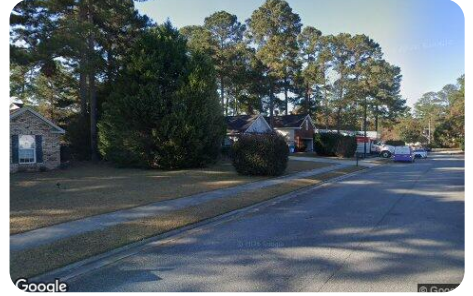
Single Family Residence

RESIDENTIAL

434 PLANTATION PL

RINCON, GA 31326

\$294,722 TopHap Estimate · \$191 / ft² · confidence 98 · as of Jul 14, 2026



2

BATHS

1,543 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$295K

\$289K low

\$301K high

Last Sale

\$278,000 · May 31, 2023

Est. Owner Equity

\$26,001

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,337 (2025)
Assessed Value	\$121,213
Previous Assessed	\$121,973
Assessor Market Value	\$303,032

PROPERTY FACTS

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

Deck · 162 ft²

Porch · 35 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
May 31, 2023	Resale	Warranty Deed	\$278,000	\$180	\$269K
May 29, 2020	Resale	Warranty Deed	\$187,900	\$122	\$184K
Apr 1, 2006	Financing	Deed			
May 23, 2005	Resale	Warranty Deed	\$139,000	\$90	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.7 mi
Ebenezer Middle School	Middle	6–8	4.3 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.

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
-----------	-----------------------