

Single Family Residence

**RESIDENTIAL**

# 442 PLANTATION PL

RINCON, GA 31326

**\$342,495** TopHap Estimate · \$218 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**2**

BATHS

**1,571 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$342K**

\$325K low

\$360K high

Est. Owner Equity

**\$342,495**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,361 (2025) |
| Assessed Value        | \$122,096      |
| Previous Assessed     | \$115,953      |
| Assessor Market Value | \$305,241      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | EFFINGHAM               |
| Lot (acres)   | 0.30                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 160 ft²

Porch · 15 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Apr 3, 2026  | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 4, 2024  | Resale    | Warranty Deed       | \$337,900 | \$215  |        |
| Jun 24, 2022 | Resale    | Warranty Deed       | \$281,000 | \$179  | \$250K |
| May 26, 2020 | Resale    | Warranty Deed       | \$174,000 | \$111  | \$176K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rincon Elementary School     | Elementary | PK–5   | 0.6 mi   |
| Ebenezer Middle School       | Middle     | 6–8    | 4.2 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>65</b><br>AIR POLLUTION | <b>26,696</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|