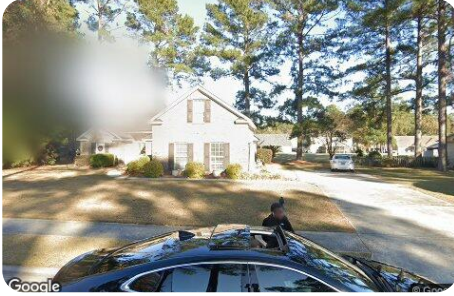


Single Family Residence **RESIDENTIAL**

455 PLANTATION PL

RINCON, GA 31326

\$345,919 TopHap Estimate · \$182 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,898 ft²

LIVING AREA

0.34 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$346K

\$324K low

\$368K high

Last Sale

\$171,000 · Aug 2, 2013

Est. Owner Equity

\$171,243

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,557 (2025)
Assessed Value	\$131,880
Previous Assessed	\$131,868
Assessor Market Value	\$329,701

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.34
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 110 ft²

Porch · 42 ft²

CLIMATE RISK

11
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
Aug 2, 2013	Resale	Warranty Deed	\$171,000	\$90	\$175K

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

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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