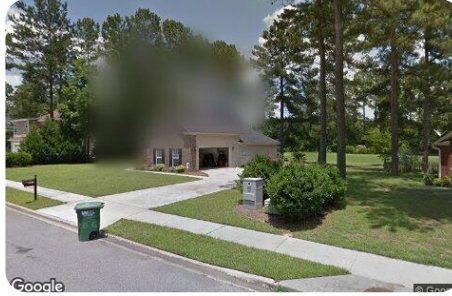


Single Family Residence **RESIDENTIAL**

453 PLANTATION PL

RINCON, GA 31326

\$313,890 TopHap Estimate · \$198 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

1,588 ft²

LIVING AREA

0.21 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

VALUATION

\$314K

\$304K low

\$324K high

Last Sale

\$280,000 · Aug 4, 2022

Est. Owner Equity

\$113,890

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,437 (2025)
Assessed Value	\$129,377
Previous Assessed	\$129,377
Assessor Market Value	\$323,443

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.21
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 354 ft²

Porch · 24 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
Aug 4, 2022	Resale	Warranty Deed	\$280,000	\$176	\$200K
Apr 9, 2021	Resale	Warranty Deed	\$220,000	\$139	\$209K
Aug 12, 2011	Resale	Deed	\$150,000	\$94	\$150K
Jun 24, 2005	Resale	Warranty Deed	\$159,900	\$101	

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------