

Single Family Residence **RESIDENTIAL**

451 PLANTATION PL

RINCON, GA 31326

\$342,552 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jun 23, 2026



2

BATHS

1,463 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$343K

\$322K low

\$363K high

Last Sale

\$156,000 · Sep 9, 2015

Est. Owner Equity

\$192,807

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,212 (2025)
Assessed Value	\$117,077
Previous Assessed	\$114,016
Assessor Market Value	\$292,693

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
Fireplace	Yes

Deck · 160 ft²

Porch · 20 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
Sep 9, 2015	Resale	Warranty Deed	\$156,000	\$107	\$161K

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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