

Single Family Residence **RESIDENTIAL**

449 PLANTATION PL

RINCON, GA 31326

\$321,903 TopHap Estimate · \$190 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,693 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$322K

\$305K low

\$338K high

Last Sale

\$337,000 · Nov 21, 2023

Est. Owner Equity

\$154,903

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,752 (2025)
Assessed Value	\$129,847
Previous Assessed	\$127,184
Assessor Market Value	\$324,617

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

Deck · 144 ft²

Porch · 59 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
Nov 20, 2023	Resale	Warranty Deed	\$337,000	\$199	\$167K
Apr 26, 2013	Resale	Warranty Deed	\$155,000	\$92	\$115K
Sep 22, 2006	Resale	Deed	\$187,465	\$111	\$122K

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	9.4 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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