

Single Family Residence **RESIDENTIAL**

447 PLANTATION PL

RINCON, GA 31326

\$287,232 TopHap Estimate · \$169 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,702 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

VALUATION

\$287K

\$257K low

\$317K high

Last Sale

\$207,100 · Jul 20, 2006

Est. Owner Equity

\$116,292

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,374 (2025)
Assessed Value	\$121,175
Previous Assessed	\$120,150
Assessor Market Value	\$302,937

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 · 180 ft²

Porch · 264 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
Jul 20, 2006	Resale	Deed	\$207,065	\$122	\$166K

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

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

OWNERSHIP

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