

Single Family Residence **RESIDENTIAL**

445 PLANTATION PL

RINCON, GA 31326

\$311,068 TopHap Estimate · \$181 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,716 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$311K

\$298K low

\$324K high

Last Sale

\$175,000 · Dec 9, 2016

Est. Owner Equity

\$129,546

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,344 (2025)
Assessed Value	\$121,499
Previous Assessed	\$120,671
Assessor Market Value	\$303,748

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 · 352 ft²

Porch · 45 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 17, 2009	Resale	Deed	\$184,900	\$108	\$182K

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	Absentee owner
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