

Single Family Residence **RESIDENTIAL**

435 PLANTATION PL

RINCON, GA 31326

\$283,441 TopHap Estimate · \$170 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,669 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$283K

\$250K low

\$317K high

Est. Owner Equity

\$84,275

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,396 (2025)
Assessed Value	\$121,922
Previous Assessed	\$120,622
Assessor Market Value	\$304,806

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 · 348 ft²

Porch · 38 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 25, 2017	Financing	Warranty Deed			
Dec 19, 2005	Resale	Warranty Deed	\$177,900	\$107	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.8 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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