

Single Family Residence **RESIDENTIAL**

429 PLANTATION PL

RINCON, GA 31326

\$259,521 TopHap Estimate · \$141 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,836 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$260K

\$234K low

\$285K high

Last Sale

\$262,400 · Feb 13, 2026

Est. Owner Equity

\$1,874

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$3,245 (2025)
Assessed Value	\$117,890
Previous Assessed	\$117,890
Assessor Market Value	\$294,726

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 · 90 ft²

Porch · 98 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	92 HEAT	81 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2026	Resale	Special Warranty Deed	\$262,400	\$143	\$258K
Oct 6, 2015	Resale	Warranty Deed	\$168,500	\$92	
Feb 13, 2009	Financing	Deed			\$135K
Dec 2, 2008	Non-arms-length	Foreclosure	\$145,683	\$79	
Dec 2, 2008	Resale	Deed	\$145,683	\$79	
Jul 2, 2007	Financing	Intrafamily Transfer			
Jan 22, 2007	Resale	Deed	\$189,565	\$103	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.8 mi
Ebenezer Middle School	Middle	6–8	4.4 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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