

Single Family Residence **RESIDENTIAL**

421 PLANTATION PL

RINCON, GA 31326

\$445,213 TopHap Estimate · \$138 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

3,216 ft²

LIVING AREA

0.24 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$445K

\$426K low

\$465K high

Last Sale

\$250,000 · Jun 18, 2010

Est. Owner Equity

\$245,213

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,780 (2025)
Assessed Value	\$155,840
Previous Assessed	\$175,471
Assessor Market Value	\$389,601

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.24
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Deck · 168 ft²

Porch · 91 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
Jun 11, 2010	Financing	Intrafamily Transfer			
Jun 11, 2010	Resale	Deed	\$250,000	\$78	\$200K
Jun 18, 2009	Financing	Deed			

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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