

Single Family Residence **RESIDENTIAL**

417 PLANTATION PL

RINCON, GA 31326

\$412,087 TopHap Estimate · \$137 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

3,004 ft²

LIVING AREA

0.22 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

VALUATION

\$412K

\$399K low

\$425K high

Est. Owner Equity

\$140,087

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,753 (2025)
Assessed Value	\$154,510
Previous Assessed	\$169,225
Assessor Market Value	\$386,275

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.22
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central

Deck · 135 ft²

Porch · 66 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	\$/FT²	LOAN
Jun 29, 2021	Financing	Warranty Deed			\$272K
Jan 9, 2017	Resale	Warranty Deed	\$234,900	\$78	\$188K
Aug 5, 2011	Resale	Deed	\$225,000	\$75	\$180K
Feb 25, 2011	Financing	Intrafamily Transfer			
Oct 15, 2009	Resale	Deed	\$249,768	\$83	\$115K
Jun 18, 2009	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	0.9 mi
Ebenezer Middle School	Middle	6–8	4.5 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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