

Single Family Residence

**RESIDENTIAL**

# 124 BEAU RIVAGE DR

ROTONDA WEST, FL 33947

**\$534,060**

TopHap Estimate · \$267 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,003 ft<sup>2</sup>**

LIVING AREA

**0.61 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**7**

PARKING

## VALUATION

**\$534K**

\$462K low

\$606K high

Last Sale

**\$580,000 · Mar 2, 2025**

Est. Owner Equity

**\$144,060**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,674 (2025) |
| Assessed Value        | \$280,502      |
| Previous Assessed     | \$272,597      |
| Assessor Market Value | \$521,427      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Charlotte                             |
| Lot (acres)   | 0.61                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Metal                                 |
| Heating       | Forced Air                            |
| Cooling       | Yes                                   |
| Garage        | Garage, Detached                      |
| Pool          | Yes                                   |

Porch · 210 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Feb 25, 2025 | Resale          | Warranty Deed        | \$580,000 | \$290  | \$390K |
| Apr 25, 2023 | Financing       | Intrafamily Transfer |           |        |        |
| Apr 12, 2013 | Resale          | Grant Deed           | \$205,000 | \$102  |        |
| Apr 12, 2013 | Resale          | Grant Deed           | \$10,000  | \$5    |        |
| Jan 16, 2008 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Jan 16, 2008 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Feb 25, 2005 | Resale          | Warranty Deed        | \$45,000  | \$22   |        |
| Oct 5, 2004  | Financing       | Trustees Deed        |           |        | \$120K |
| Aug 9, 2004  | Non-arms-length | Warranty Deed        | \$35,000  | \$17   |        |
| May 12, 2004 | Resale          | Grant Deed           | \$27,000  | \$13   |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| L. A. Ainger Middle School     | Middle     | 6–8    | 2.7 mi   |
| Myakka River Elementary School | Elementary | PK–5   | 2.9 mi   |
| Lemon Bay High School          | High       | 9–12   | 5.6 mi   |

District: Charlotte 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 33947

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>12,089</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|