

Single Family Residence

RESIDENTIAL

4 RIVER CT

PLACIDA, FL 33946

\$386,759 TopHap Estimate · \$194 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,996 ft²

LIVING AREA

0.45 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$387K

\$379K low

\$394K high

Last Sale

\$389,000 · May 7, 2026

Est. Owner Equity

\$56,109

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$516 (2024)
Assessed Value	\$317,431
Previous Assessed	\$16,151
Assessor Market Value	\$317,431

PROPERTY FACTS

Property Type	Single Family Residence
County	CHARLOTTE
Lot (acres)	0.45
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2026	Resale	Warranty Deed	\$389,000	\$195	\$331K
Oct 16, 2023	Resale	Warranty Deed	\$9,300	\$5	\$325K
Jun 23, 2023	Resale	Warranty Deed	\$18,500	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	3.3 mi
Myakka River Elementary School	Elementary	PK–5	3.8 mi
Lemon Bay High School	High	9–12	6.2 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 33946

142 CRIME INDEX	79 AIR POLLUTION	3,615 POPULATION	\$75K MEDIAN IN-COME	73°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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