

Single Family Residence **RESIDENTIAL**

107 BEAU RIVAGE DR

ROTONDA WEST, FL 33947

\$362,922 TopHap Estimate · \$213 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,704 ft²

LIVING AREA

0.17 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$363K

\$339K low

\$387K high

Last Sale

\$355,900 · Oct 6, 2021

Est. Owner Equity

\$0

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,266 (2025)
Assessed Value	\$279,130
Previous Assessed	\$312,474
Assessor Market Value	\$305,647

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2021	Resale	Special Warranty Deed	\$355,900	\$209	\$349K
Aug 7, 2020	Resale	Warranty Deed	\$15,200	\$9	
Jun 10, 2013	Resale	Warranty Deed	\$10,000	\$6	
Mar 5, 2013	Resale	Warranty Deed	\$12,000	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.7 mi
Myakka River Elementary School	Elementary	PK–5	3.0 mi
Lemon Bay High School	High	9–12	5.7 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

87 CRIME INDEX	75 AIR POLLUTION	12,089 POPULATION	\$71K MEDIAN IN-COME	73°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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