

Single Family Residence **RESIDENTIAL**

109 BEAU RIVAGE DR

ROTONDA WEST, FL 33947

\$475,000 TopHap Estimate · \$269 / ft² · confidence 89 · as of Jul 14, 2026



1,765 ft²
LIVING AREA

0.17 ac
LOT SIZE

2025
YEAR BUILT

VALUATION

\$475K

\$422K low

\$528K high

Est. Owner Equity

\$475,000

TAX & ASSESSMENT

Property Tax **\$299 (2025)**

Assessed Value **\$19,550**

Previous Assessed	\$19,550
Assessor Market Value	\$23,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.17
Heating	Yes
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2022	Resale	Warranty Deed	\$18,500	\$10	
Jan 26, 2022	Resale	Warranty Deed	\$7,700	\$4	

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	Absentee owner
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