

Single Family Residence **RESIDENTIAL**

111 BEAU RIVAGE DR

ROTONDA WEST, FL 33947

\$369,739 TopHap Estimate · \$199 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,862 ft²
LIVING AREA

0.17 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$370K

\$344K low

\$396K high

Last Sale

\$255,000 · Nov 12, 2020

Est. Owner Equity

\$127,489

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,909 (2025)
Assessed Value	\$295,883
Previous Assessed	\$337,083
Assessor Market Value	\$324,026

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

Porch · 190 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2020	Resale	Warranty Deed	\$255,000	\$137	\$242K
Jul 19, 2018	Resale	Warranty Deed	\$8,900	\$5	
Feb 10, 2005	Resale	Warranty Deed	\$35,500	\$19	
Jan 26, 2004	Resale	Grant Deed	\$14,000	\$8	\$10K
Mar 13, 1997	Resale	Grant Deed	\$5,900	\$3	

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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