

Residential - Vacant Land

RESIDENTIAL

115 BEAU RIVAGE DR  
ROTONDA WEST, FL 33947



0.17 ac  
LOT SIZE

VALUATION

Last Sale \$11,000 · May 20, 2016

TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$218 (2025) |
| Assessed Value        | \$10,579     |
| Previous Assessed     | \$9,617      |
| Assessor Market Value | \$23,000     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Charlotte                 |
| Lot (acres)   | 0.17                      |
| Heating       | Yes                       |
| Cooling       | Yes                       |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|---------------------|----------|--------------------|-------|
| May 17, 2016 | Resale            | Warranty Deed       | \$11,000 |                    |       |
| May 12, 2005 | Resale            | Warranty Deed       | \$99,000 |                    |       |
| Mar 16, 2004 | Resale            | Grant Deed          | \$58,500 |                    |       |
| Nov 5, 2003  | Resale            | Grant Deed          | \$20,000 |                    | \$15K |
| Apr 17, 2003 | Quitclaim         | Quit Claim Transfer | \$1,500  |                    |       |
| Mar 18, 2003 | Recorded document | Grant Deed          |          |                    |       |

## 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   | 5.7 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|