

Residential - Vacant Land **RESIDENTIAL**

**5 RIVER CT**  
PLACIDA, FL 33946



**0.18 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$30,000 · Apr 5, 2019**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$194 (2025)</b> |
| Assessed Value        | <b>\$10,330</b>     |
| Previous Assessed     | <b>\$9,391</b>      |
| Assessor Market Value | <b>\$19,000</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Charlotte                 |
| Lot (acres)   | 0.18                      |
| Heating       | Yes                       |
| Cooling       | Yes                       |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE        | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|---------------------|--------------|--------------------|-------|
| Mar 25, 2019 | Resale          | Grant Deed          | \$30,000     |                    | \$20K |
| May 24, 2018 | Resale          | Warranty Deed       | \$52,200     |                    |       |
| Feb 1, 2018  | Quitclaim       | Quit Claim Transfer | \$20,000     |                    |       |
| Apr 22, 2014 | Non-arms-length | Tax Deed            | \$2,200      |                    |       |
| Jun 30, 2005 | Resale          | Warranty Deed       | \$5,236,000  |                    |       |
| Jan 12, 2005 | Resale          | Warranty Deed       | \$26,800,000 |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| L. A. Ainger Middle School     | Middle     | 6–8    | 3.3 mi   |
| Myakka River Elementary School | Elementary | PK–5   | 3.9 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**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>142</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>3,615</b><br>POPULATION | <b>\$75K</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> |
|-----------|-----------------------|