

Residential - Vacant Land

RESIDENTIAL

108 BEAU RIVAGE DR  
ROTONDA WEST, FL 33947



0.38 ac  
LOT SIZE

VALUATION

Last Sale \$27,900 · Aug 3, 2025

TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$364 (2025) |
| Assessed Value        | \$23,800     |
| Previous Assessed     | \$23,800     |
| Assessor Market Value | \$28,000     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Charlotte                 |
| Lot (acres)   | 0.38                      |
| Heating       | None                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|----------|--------------------|------|
| Dec 17, 2021 | Resale | Warranty Deed | \$25,000 |                    |      |

## 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   | 5.6 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<br>CRIME INDEX | 75<br>AIR POLLUTION | 12,089<br>POPULATION | \$71K<br>MEDIAN IN-COME | 73°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Absentee owner**