

Single Family Residence **RESIDENTIAL**

285 ROTONDA CIR

ROTONDA WEST, FL 33947

\$313,837 TopHap Estimate · \$178 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,768 ft²

LIVING AREA

0.23 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$314K

\$286K low

\$341K high

Last Sale

\$192,000 · Dec 2, 2015

Est. Owner Equity

\$313,837

TAX & ASSESSMENT

Property Tax	\$2,572 (2025)
Assessed Value	\$208,420
Previous Assessed	\$202,546
Assessor Market Value	\$255,757

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	No

Deck · 144 ft²

Patio · 144 ft²

Porch · 398 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 21, 2023	Financing	Intrafamily Transfer			
Dec 2, 2015	Resale	Warranty Deed	\$192,000	\$109	
Feb 18, 2015	Resale	Grant Deed	\$95,000	\$54	
Feb 18, 2015	Resale	Warranty Deed	\$102,000	\$58	
Sep 26, 2013	Recorded document	Grant Deed			
Sep 20, 2013	Foreclosure sale	Trustees Deed	\$85,300	\$48	
Sep 12, 2008	Resale	Warranty Deed	\$120,500	\$68	\$120K
May 27, 2005	Quitclaim	Quit Claim Transfer			
Jan 22, 2004	Resale	Grant Deed	\$81,000	\$46	
Oct 11, 2000	Resale	Grant Deed	\$90,500	\$51	\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	0.8 mi
Vineland Elementary School	Elementary	PK–5	0.9 mi
Lemon Bay High School	High	9–12	2.9 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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