

Single Family Residence **RESIDENTIAL**

1173 ROTONDA CIR

ROTONDA WEST, FL 33947

\$539,923 TopHap Estimate · \$219 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,469 ft²

LIVING AREA

0.24 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$540K

\$492K low

\$588K high

Last Sale

\$560,000 · Dec 31, 2025

Est. Owner Equity

\$119,923

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$6,140 (2025)
Assessed Value	\$401,751
Previous Assessed	\$401,751
Assessor Market Value	\$477,713

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Pool	No

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2025	Resale	Warranty Deed	\$560,000	\$227	\$420K
Jan 24, 2022	Non-arms-length	Correction Deed	\$59,000	\$24	
Nov 12, 2021	Resale	Warranty Deed	\$59,000	\$24	
Jul 15, 2005	Resale	Warranty Deed	\$118,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	3.1 mi
L. A. Ainger Middle School	Middle	6–8	3.1 mi
Lemon Bay High School	High	9–12	5.5 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	Absentee owner
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