

Single Family Residence **RESIDENTIAL**

# 969 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$445,681** TopHap Estimate · \$209 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,132 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$446K**

\$408K low

\$484K high

Last Sale

**\$8,500 · Apr 15, 2002**

Est. Owner Equity

**\$420,681**

Loan-to-Value

**7%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,626 (2025) |
| Assessed Value        | \$211,936      |
| Previous Assessed     | \$205,963      |
| Assessor Market Value | \$359,347      |

## 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          | Yes                     |

Porch · 211 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE   | \$/FT² | LOAN |
|--------------|-------------------|------------|---------|--------|------|
| Apr 15, 2002 | Resale            | Grant Deed | \$8,500 | \$4    |      |
| Apr 15, 2002 | Recorded document | Grant Deed |         |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Vineland Elementary School | Elementary | PK–5   | 3.0 mi   |
| L. A. Ainger Middle School | Middle     | 6–8    | 3.1 mi   |
| Lemon Bay High School      | High       | 9–12   | 5.9 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|