

Single Family Residence **RESIDENTIAL**

451 ROTONDA CIR

ROTONDA WEST, FL 33947

\$315,814 TopHap Estimate · \$189 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,667 ft²

LIVING AREA

0.46 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$316K

\$278K low

\$353K high

Last Sale

\$12,500 · Jan 29, 2002

Est. Owner Equity

\$0

Loan-to-Value

116%

TAX & ASSESSMENT

Property Tax	\$2,118 (2025)
Assessed Value	\$178,713
Previous Assessed	\$173,676
Assessor Market Value	\$340,710

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.46
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 277 ft²

Sprinklers

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	0.2 mi
L. A. Ainger Middle School	Middle	6–8	0.3 mi
Lemon Bay High School	High	9–12	3.2 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 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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