

Single Family Residence **RESIDENTIAL**

449 ROTONDA CIR

ROTONDA WEST, FL 33947

\$298,580 TopHap Estimate · \$217 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,376 ft²

LIVING AREA

0.23 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$299K

\$269K low

\$328K high

Last Sale

\$355,000 · Mar 24, 2023

Est. Owner Equity

\$4,580

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$3,027 (2025)
Assessed Value	\$238,199
Previous Assessed	\$285,527
Assessor Market Value	\$237,487

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

Porch · 178 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2023	Resale	Warranty Deed	\$355,000	\$258	\$294K
Mar 3, 2020	Resale	Warranty Deed	\$185,500	\$135	
Jan 6, 2016	Quitclaim	Quit Claim Transfer			
Jul 30, 1998	Financing	Grant Deed			\$94K
Feb 17, 1998	Resale	Grant Deed	\$8,000	\$6	

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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