

Single Family Residence **RESIDENTIAL**

447 ROTONDA CIR

ROTONDA WEST, FL 33947

\$329,067 TopHap Estimate · \$179 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,843 ft²

LIVING AREA

0.23 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$329K

\$292K low

\$367K high

Last Sale

\$349,000 · Aug 19, 2025

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$3,131 (2025)
Assessed Value	\$249,993
Previous Assessed	\$249,993
Assessor Market Value	\$305,733

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

- Deck
- Patio · 60 ft²
- Porch · 278 ft²
- Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2025	Resale	Warranty Deed	\$349,000	\$189	\$343K
Jul 24, 2019	Resale	Warranty Deed	\$251,000	\$136	\$101K
Aug 30, 2018	Quitclaim	Quit Claim Transfer			
Aug 29, 2017	Non-arms-length	Grant Deed	\$250,000	\$136	\$203K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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