

Single Family Residence **RESIDENTIAL**

245 ROTONDA BLVD E

ROTONDA WEST, FL 33947

\$484,974 TopHap Estimate · \$225 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,160 ft²
LIVING AREA

0.37 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$485K

\$444K low

\$526K high

Last Sale

\$322,000 · Oct 16, 2020

Est. Owner Equity

\$237,974

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,617 (2025)
Assessed Value	\$424,789
Previous Assessed	\$386,172
Assessor Market Value	\$440,279

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.37
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 387 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 4, 2024	Financing	Intrafamily Transfer			
Oct 13, 2020	Resale	Warranty Deed	\$322,000	\$149	\$247K
Sep 3, 2007	Resale	Warranty Deed	\$320,000	\$148	\$160K
Jun 4, 2004	Resale	Grant Deed	\$42,000	\$19	\$204K
Sep 25, 2003	Resale	Grant Deed	\$69,800	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.3 mi
L. A. Ainger Middle School	Middle	6–8	2.5 mi
Lemon Bay High School	High	9–12	5.3 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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