

Single Family Residence

RESIDENTIAL

263 ROTONDA BLVD N

ROTONDA WEST, FL 33947

\$578,267 TopHap Estimate · \$233 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

2,479 ft²

LIVING AREA

0.37 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$578K

\$538K low

\$619K high

Last Sale

\$12,000 · Mar 3, 2003

Est. Owner Equity

\$198,267

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,887 (2025)
Assessed Value	\$294,482
Previous Assessed	\$286,183
Assessor Market Value	\$516,500

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 · 296 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2003	Resale	Grant Deed	\$12,000	\$5	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	0.8 mi
L. A. Ainger Middle School	Middle	6–8	0.9 mi
Lemon Bay High School	High	9–12	3.9 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

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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