

Single Family Residence **RESIDENTIAL**

1088 ROTONDA CIR

ROTONDA WEST, FL 33947

\$689,161 TopHap Estimate · \$274 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

2

BATHS

2,517 ft²

LIVING AREA

0.44 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$689K

\$586K low

\$793K high

Last Sale

\$70,000 · Feb 12, 2021

Est. Owner Equity

\$689,161

TAX & ASSESSMENT

Property Tax	\$8,541 (2025)
Assessed Value	\$558,853
Previous Assessed	\$98,605
Assessor Market Value	\$668,451

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.44
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	No

Sprinklers

CLIMATE RISK

98
FLOOD

41
WILDFIRE

98
HEAT

80
STORM

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2021	Resale	Warranty Deed	\$35,000	\$14	
Dec 29, 2015	Resale	Warranty Deed	\$36,000	\$14	
Nov 20, 2012	Non-arms-length	Warranty Deed	\$335,000	\$133	
May 31, 2000	Resale	Grant Deed	\$98,000	\$39	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	3.1 mi
L. A. Ainger Middle School	Middle	6–8	3.1 mi
Lemon Bay High School	High	9–12	5.7 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	Absentee owner
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