

Single Family Residence **RESIDENTIAL**

296 ROTONDA CIR

ROTONDA WEST, FL 33947

\$422,196 TopHap Estimate · \$200 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,111 ft²

LIVING AREA

0.22 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$422K

\$385K low

\$460K high

Last Sale

\$299,900 · Mar 9, 2018

Est. Owner Equity

\$167,281

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,134 (2025)
Assessed Value	\$376,051
Previous Assessed	\$365,453
Assessor Market Value	\$418,494

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.22
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 383 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2025	Financing	Intrafamily Transfer			
Apr 16, 2025	Financing	Intrafamily Transfer			
Mar 9, 2018	Resale	Warranty Deed	\$299,900	\$142	\$255K
Jul 27, 2012	Resale	Warranty Deed	\$195,000	\$92	\$100K
May 17, 2000	Financing	Grant Deed			\$157K
Jan 5, 2000	Resale	Grant Deed	\$12,000	\$6	
Dec 1, 1997	Non-arms-length	Grant Deed	\$1,600	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	0.7 mi
Vineland Elementary School	Elementary	PK–5	0.8 mi
Lemon Bay High School	High	9–12	3.0 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------