

Single Family Residence **RESIDENTIAL**

197 ROTONDA BLVD N

ROTONDA WEST, FL 33947

\$535,599 TopHap Estimate · \$260 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,060 ft²
LIVING AREA

0.37 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$536K

\$516K low

\$555K high

Last Sale

\$550,000 · Feb 12, 2026

Est. Owner Equity

\$235,599

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,211 (2025)
Assessed Value	\$386,087
Previous Assessed	\$386,087
Assessor Market Value	\$521,960

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 2, 2026	Resale	Warranty Deed	\$550,000	\$267	\$300K
Dec 27, 2023	Financing	Intrafamily Transfer			
Sep 18, 2020	Resale	Warranty Deed	\$432,500	\$210	
Feb 13, 2020	Quitclaim	Quit Claim Transfer			
Apr 8, 2010	Non-arms-length	Warranty Deed	\$19,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	1.0 mi
L. A. Ainger Middle School	Middle	6–8	1.2 mi
Lemon Bay High School	High	9–12	4.0 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
-----------	-----------------------