

Single Family Residence **RESIDENTIAL**

279 ROTONDA CIR

ROTONDA WEST, FL 33947

\$448,534 TopHap Estimate · \$279 / ft² · confidence 94 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,605 ft²
LIVING AREA

0.23 ac
LOT SIZE

2018
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$449K

\$422K low

\$475K high

Last Sale

\$20,000 · Mar 27, 2017

Est. Owner Equity

\$274,404

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,948 (2025)
Assessed Value	\$363,914
Previous Assessed	\$378,046
Assessor Market Value	\$358,750

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	Yes

Porch · 251 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2017	Resale	Warranty Deed	\$20,000	\$12	
May 29, 2015	Resale	Warranty Deed	\$17,000	\$11	\$15K
Oct 2, 2002	Resale	Grant Deed	\$8,500	\$5	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	0.8 mi
Vineland Elementary School	Elementary	PK–5	0.9 mi
Lemon Bay High School	High	9–12	2.9 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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