

Single Family Residence **RESIDENTIAL**

# 603 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$369,262** TopHap Estimate · \$211 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,746 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$369K**

**\$325K low**

**\$414K high**

Last Sale

**\$469,000 · Jun 26, 2023**

Est. Owner Equity

**\$369,262**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,960 (2025) |
| Assessed Value        | \$324,514      |
| Previous Assessed     | \$371,937      |
| Assessor Market Value | \$320,825      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Charlotte               |
| Lot (acres)   | 0.23                    |
| Construction  | Concrete Blocks         |
| Foundation    | Concrete                |
| Roof          | Shingle                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Garage, Finished        |
| Pool          | Yes                     |

Porch · 192 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-------------------|---------------------|-----------|--------|------|
| Jun 23, 2023 | Resale            | Warranty Deed       | \$469,000 | \$269  |      |
| Apr 2, 2019  | Recorded document | Grant Deed          | \$100     | \$0    |      |
| May 11, 2016 | Quitclaim         | Quit Claim Transfer |           |        |      |
| Aug 14, 2007 | Quitclaim         | Quit Claim Transfer |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Vineland Elementary School | Elementary | PK–5   | 1.2 mi   |
| L. A. Ainger Middle School | Middle     | 6–8    | 1.4 mi   |
| Lemon Bay High School      | High       | 9–12   | 4.3 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>12,089</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|