

Single Family Residence **RESIDENTIAL**

280 ROTONDA BLVD N

ROTONDA WEST, FL 33947

\$455,311 TopHap Estimate · \$218 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,092 ft²

LIVING AREA

0.37 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$455K

\$409K low

\$502K high

Last Sale

\$510,000 · Jul 9, 2024

Est. Owner Equity

\$337,526

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$3,339 (2025)
Assessed Value	\$258,632
Previous Assessed	\$259,250
Assessor Market Value	\$364,693

PROPERTY FACTS

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

Porch · 300 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2024	Financing	Intrafamily Transfer			
Jul 8, 2024	Resale	Warranty Deed	\$510,000	\$244	\$99K
Sep 19, 2017	Quitclaim	Quit Claim Transfer			
Jun 24, 2014	Resale	Warranty Deed	\$245,000	\$117	\$155K
Sep 2, 2005	Resale	Warranty Deed	\$419,000	\$200	\$335K
Feb 15, 2005	Financing	Mortgage			\$6M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	0.8 mi
L. A. Ainger Middle School	Middle	6–8	1.0 mi
Lemon Bay High School	High	9–12	3.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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