

Single Family Residence

**RESIDENTIAL**

# 271 ROTONDA BLVD E

ROTONDA WEST, FL 33947

**\$519,116** TopHap Estimate · \$274 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,897 ft<sup>2</sup>**

LIVING AREA

**0.37 ac**

LOT SIZE

**2023**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$519K**

\$478K low

\$561K high

Last Sale

**\$531,500 · Aug 29, 2025**

Est. Owner Equity

**\$465,713**

Loan-to-Value

**10%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,495 (2025) |
| Assessed Value        | \$408,253      |
| Previous Assessed     | \$371,139      |
| Assessor Market Value | \$455,223      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Charlotte                  |
| Lot (acres)   | 0.37                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Pool          | Yes                        |

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|-----------|--------------------|-------|
| Aug 29, 2025 | Resale | Warranty Deed | \$531,500 | \$280              | \$53K |
| Jun 7, 2021  | Resale | Warranty Deed | \$30,000  | \$16               |       |
| Nov 9, 2020  | Resale | Warranty Deed | \$26,000  | \$14               |       |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Vineland Elementary School | Elementary | PK–5   | 2.5 mi   |
| L. A. Ainger Middle School | Middle     | 6–8    | 2.6 mi   |
| Lemon Bay High School      | High       | 9–12   | 5.5 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 | <b>Owner occupied</b> |
|-----------|-----------------------|