

Single Family Residence **RESIDENTIAL**

196 ROTONDA BLVD N

ROTONDA WEST, FL 33947

\$526,114 TopHap Estimate · \$221 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,376 ft²

LIVING AREA

0.37 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$526K

\$485K low

\$567K high

Last Sale

\$475,000 · Jul 2, 2021

Est. Owner Equity

\$169,864

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,863 (2025)
Assessed Value	\$423,742
Previous Assessed	\$59,826
Assessor Market Value	\$482,096

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

Porch · 336 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2021	Resale	Warranty Deed	\$475,000	\$200	\$356K
Apr 6, 2007	Quitclaim	Quit Claim Transfer			
Sep 14, 2006	Resale	Warranty Deed	\$340,000	\$143	
Dec 7, 2004	Quitclaim	Quit Claim Transfer			\$750K
Aug 3, 2004	Resale	Warranty Deed	\$65,000	\$27	
Jul 21, 2004	Resale	Warranty Deed	\$30,000	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	1.1 mi
L. A. Ainger Middle School	Middle	6–8	1.2 mi
Lemon Bay High School	High	9–12	4.1 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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