

Single Family Residence **RESIDENTIAL**

1097 ROTONDA CIR

ROTONDA WEST, FL 33947

\$799,000 TopHap Estimate · \$364 / ft² · confidence 83 · as of Jul 14, 2026



2,197 ft²
LIVING AREA

0.23 ac
LOT SIZE

2025
YEAR BUILT

VALUATION

\$799K

\$666K low

\$932K high

Last Sale

\$700,000 · May 15, 2025

Est. Owner Equity

\$344,000

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$689 (2025)
Assessed Value	\$45,052
Previous Assessed	\$48,450
Assessor Market Value	\$53,002

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Heating	Yes
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2025	Resale	Warranty Deed	\$700,000	\$319	\$455K
Jul 8, 2022	Resale	Warranty Deed	\$82,500	\$38	
Oct 11, 2021	Resale	Warranty Deed	\$65,000	\$30	
Feb 28, 2019	Resale	Warranty Deed	\$377,000	\$172	
Dec 4, 2002	Resale	Grant Deed	\$14,000	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK-5	3.1 mi
L. A. Ainger Middle School	Middle	6-8	3.2 mi
Lemon Bay High School	High	9-12	5.7 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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