

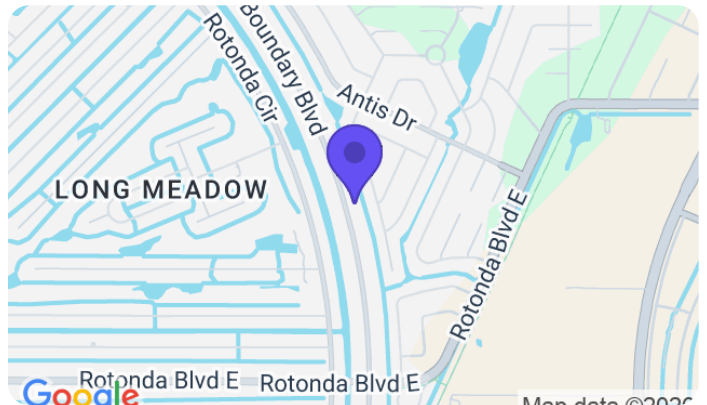
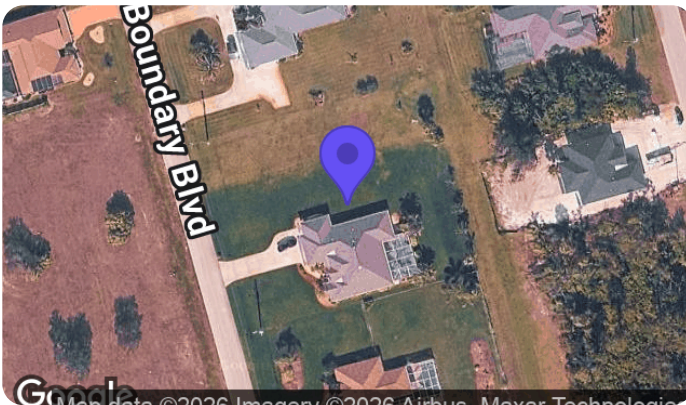
Single Family Residence

RESIDENTIAL

825 BOUNDARY BLVD

ROTONDA WEST, FL 33947

\$448,369 TopHap Estimate · \$214 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,099 ft²

LIVING AREA

0.66 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$448K

\$405K low

\$492K high

Est. Owner Equity

\$265,169

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,383 (2025)
Assessed Value	\$331,901
Previous Assessed	\$287,815
Assessor Market Value	\$416,982

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.66
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 357 ft²

Sprinklers

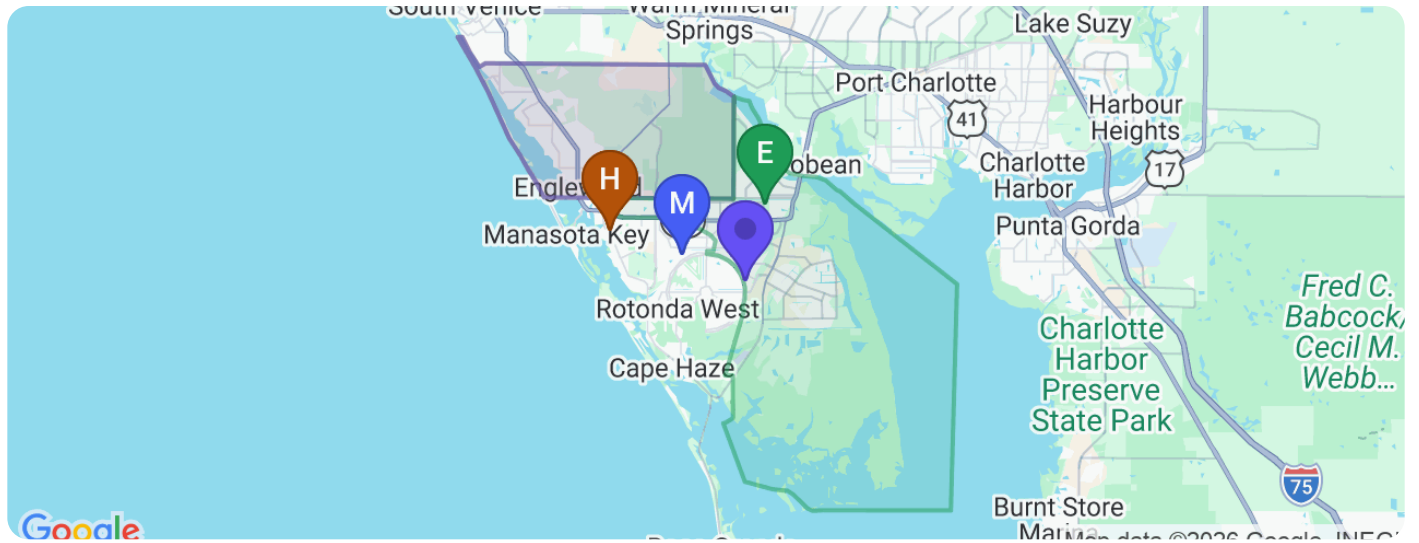
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2015	Resale	Special Warranty Deed	\$229,000	\$109	\$183K
Dec 6, 2004	Resale	Warranty Deed	\$73,500	\$35	
Apr 4, 2003	Resale	Grant Deed	\$17,000	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.6 mi
Myakka River Elementary School	Elementary	PK–5	3.0 mi
Lemon Bay High School	High	9–12	5.6 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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