

Single Family Residence **RESIDENTIAL**

261 ROTONDA BLVD S

ROTONDA WEST, FL 33947

\$572,502 TopHap Estimate · \$264 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,171 ft²

LIVING AREA

0.37 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$573K

\$514K low

\$631K high

Last Sale

\$600,000 · Oct 20, 2025

Est. Owner Equity

\$422,502

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$7,962 (2025)
Assessed Value	\$496,394
Previous Assessed	\$39,083
Assessor Market Value	\$590,239

PROPERTY FACTS

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

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 15, 2025	Resale	Warranty Deed	\$600,000	\$276	\$150K
Oct 31, 2018	Resale	Warranty Deed	\$12,000	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.8 mi
L. A. Ainger Middle School	Middle	6–8	2.8 mi
Lemon Bay High School	High	9–12	5.2 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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