

Single Family Residence **RESIDENTIAL**

849 ROTONDA CIR

ROTONDA WEST, FL 33947

\$497,788 TopHap Estimate · \$237 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,104 ft²

LIVING AREA

0.24 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$498K

\$430K low

\$566K high

Last Sale

\$530,000 · Jul 11, 2025

Est. Owner Equity

\$153,288

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,625 (2025)
Assessed Value	\$342,755
Previous Assessed	\$333,095
Assessor Market Value	\$479,079

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	Yes

Porch · 409 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2025	Resale	Warranty Deed	\$530,000	\$252	\$345K
Aug 11, 2015	Resale	Warranty Deed	\$35,000	\$17	
Jan 22, 2003	Resale	Grant Deed	\$14,300	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.5 mi
L. A. Ainger Middle School	Middle	6–8	2.7 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------