

Single Family Residence **RESIDENTIAL**

863 ROTONDA CIR

ROTONDA WEST, FL 33947

\$497,565 TopHap Estimate · \$264 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,887 ft²
LIVING AREA

0.26 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$498K

\$463K low

\$532K high

Last Sale

\$310,000 · Oct 24, 2013

Est. Owner Equity

\$497,565

TAX & ASSESSMENT

Property Tax	\$6,284 (2025)
Assessed Value	\$411,137
Previous Assessed	\$404,402
Assessor Market Value	\$448,863

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 326 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2013	Resale	Warranty Deed	\$310,000	\$164	
Jun 27, 2003	Resale	Grant Deed	\$25,000	\$13	
Aug 29, 2001	Resale	Grant Deed	\$7,000	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.6 mi
L. A. Ainger Middle School	Middle	6–8	2.8 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	Absentee owner
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