

Single Family Residence **RESIDENTIAL**

45 ROTONDA CIR

ROTONDA WEST, FL 33947

\$261,784 TopHap Estimate · \$125 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,096 ft²

LIVING AREA

0.3 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$262K

\$238K low

\$286K high

Last Sale

\$49,200 · Jan 24, 2012

Est. Owner Equity

\$261,784

TAX & ASSESSMENT

Property Tax	\$937 (2025)
Assessed Value	\$101,474
Previous Assessed	\$99,361
Assessor Market Value	\$169,086

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.30
Construction	Concrete Blocks
Foundation	Concrete
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	Yes

Porch · 25 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 17, 2012	Resale	Warranty Deed	\$49,200	\$23	
Sep 8, 2010	Quitclaim	Quit Claim Transfer			
Sep 8, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.5 mi
Vineland Elementary School	Elementary	PK–5	2.5 mi
Lemon Bay High School	High	9–12	4.3 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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