

Single Family Residence **RESIDENTIAL**

246 ROTONDA CIR

ROTONDA WEST, FL 33947

\$395,885 TopHap Estimate · \$198 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,997 ft²

LIVING AREA

0.22 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$396K

\$341K low

\$451K high

Last Sale

\$411,000 · Dec 29, 2025

Est. Owner Equity

\$87,635

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,324 (2025)
Assessed Value	\$192,221
Previous Assessed	\$192,221
Assessor Market Value	\$315,592

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.22
Construction	Concrete Blocks
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes

Patio · 24 ft²

Porch · 362 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2025	Resale	Warranty Deed	\$411,000	\$206	\$308K
May 22, 1998	Resale	Grant Deed	\$139,000	\$70	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	1.1 mi
Vineland Elementary School	Elementary	PK–5	1.3 mi
Lemon Bay High School	High	9–12	3.1 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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