

Single Family Residence **RESIDENTIAL**

256 ROTONDA BLVD N

ROTONDA WEST, FL 33947

\$459,451 TopHap Estimate · \$238 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,934 ft²
LIVING AREA

0.37 ac
LOT SIZE

2012
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$459K

\$423K low

\$496K high

Last Sale

\$380,000 · Mar 29, 2021

Est. Owner Equity

\$155,451

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$8,317 (2024)
Assessed Value	\$369,666
Previous Assessed	\$425,760
Assessor Market Value	\$369,666

PROPERTY FACTS

Property Type	Single Family Residence
County	CHARLOTTE
Lot (acres)	0.37
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 216 ft²

Patio · 216 ft²

Porch · 279 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2025	Financing	Intrafamily Transfer			
Mar 25, 2021	Resale	Warranty Deed	\$380,000	\$196	\$304K
Feb 13, 2013	Resale	Warranty Deed	\$221,000	\$114	\$136K
Oct 14, 2002	Resale	Grant Deed	\$8,000	\$4	
Feb 18, 2000	Resale	Grant Deed	\$16,000	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	0.8 mi
L. A. Ainger Middle School	Middle	6–8	1.0 mi
Lemon Bay High School	High	9–12	3.9 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	Absentee owner
-----------	----------------