

Single Family Residence **RESIDENTIAL**

445 ROTONDA CIR

ROTONDA WEST, FL 33947

\$311,623 TopHap Estimate · \$174 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,789 ft²

LIVING AREA

0.23 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$312K

\$278K low

\$345K high

Last Sale

\$172,500 · Jun 12, 2013

Est. Owner Equity

\$311,623

TAX & ASSESSMENT

Property Tax	\$2,106 (2025)
Assessed Value	\$177,932
Previous Assessed	\$172,917
Assessor Market Value	\$234,513

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Wood (Unspecified)
Foundation	Concrete
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Finished
Pool	No

Porch · 234 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2013	Resale	Grant Deed	\$172,500	\$96	
Jun 15, 2010	Resale	Warranty Deed	\$150,000	\$84	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	0.2 mi
L. A. Ainger Middle School	Middle	6–8	0.3 mi
Lemon Bay High School	High	9–12	3.2 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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