

Single Family Residence **RESIDENTIAL**

173 ROTONDA CIR

ROTONDA WEST, FL 33947

\$257,293 TopHap Estimate · \$191 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,350 ft²

LIVING AREA

0.24 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$257K

\$244K low

\$270K high

Last Sale

\$263,000 · Sep 6, 2024

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$3,530 (2025)
Assessed Value	\$201,738
Previous Assessed	\$59,248
Assessor Market Value	\$201,738

PROPERTY FACTS

Property Type	Single Family Residence
County	CHARLOTTE
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Waterfront

Deck

Patio · 264 ft²

Porch · 523 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2024	Resale	Warranty Deed	\$263,000	\$195	\$258K
Jul 14, 2006	Quitclaim	Quit Claim Transfer			\$106K
Jun 16, 2004	Resale	Grant Deed	\$120,000	\$89	
May 8, 2000	Resale	Grant Deed	\$60,000	\$44	\$54K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	1.7 mi
Vineland Elementary School	Elementary	PK–5	1.8 mi
Lemon Bay High School	High	9–12	3.4 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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