

Single Family Residence **RESIDENTIAL**

# 55 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$599,000** TopHap Estimate · \$326 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**1,839 ft<sup>2</sup>**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**2025**  
YEAR BUILT

## VALUATION

**\$599K**

**\$544K low**

**\$654K high**

Last Sale

**\$38,500 · Jan 31, 2022**

Est. Owner Equity

**\$599,000**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$455 (2025)</b> |
| Assessed Value        | <b>\$29,750</b>     |
| Previous Assessed     | <b>\$34,000</b>     |
| Assessor Market Value | <b>\$35,000</b>     |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>Charlotte</b>               |
| Lot (acres)   | <b>0.23</b>                    |
| Heating       | <b>Yes</b>                     |
| Cooling       | <b>Yes</b>                     |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|---------------------|-----------------|---------------|----------|--------------------|-------|
| <b>Jan 31, 2022</b> | Resale          | Warranty Deed | \$38,500 | \$21               |       |
| <b>Dec 9, 2021</b>  | Resale          | Warranty Deed | \$29,900 | \$16               |       |
| <b>May 14, 2004</b> | Resale          | Grant Deed    | \$30,500 | \$17               | \$24K |
| <b>Oct 18, 2002</b> | Resale          | Grant Deed    | \$4,500  | \$2                |       |
| <b>Jul 6, 2000</b>  | Non-arms-length | Grant Deed    | \$2,400  | \$1                |       |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>L. A. Ainger Middle School</b> | Middle     | 6–8    | 2.4 mi   |
| <b>Vineland Elementary School</b> | Elementary | PK–5   | 2.5 mi   |
| <b>Lemon Bay High School</b>      | High       | 9–12   | 4.2 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>12,089</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|