

Single Family Residence **RESIDENTIAL**

71 ROTONDA CIR

ROTONDA WEST, FL 33947

\$279,409 TopHap Estimate · \$161 / ft² · confidence 93 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,733 ft²
LIVING AREA

0.23 ac
LOT SIZE

1972
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$279K

\$260K low

\$299K high

Last Sale

\$111,800 · Mar 8, 2019

Est. Owner Equity

\$144,409

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,250 (2025)
Assessed Value	\$192,342
Previous Assessed	\$188,812
Assessor Market Value	\$151,019

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Finished
Pool	Yes

Porch · 392 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2024	Financing	Intrafamily Transfer			
Mar 8, 2019	Resale	Warranty Deed	\$111,800	\$65	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.3 mi
Vineland Elementary School	Elementary	PK–5	2.4 mi
Lemon Bay High School	High	9–12	4.1 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------