

Single Family Residence **RESIDENTIAL**

# 75 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$185,627** TopHap Estimate · \$131 / ft<sup>2</sup> · confidence 92 · as of Jun 25, 2026



**3**

BEDS

**2**

BATHS

**1,415 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1972**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$186K**

\$170K low

\$201K high

Last Sale

**\$90,000 · Nov 20, 2009**

Est. Owner Equity

**\$185,627**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$396 (2025) |
| Assessed Value        | \$64,381     |
| Previous Assessed     | \$62,567     |
| Assessor Market Value | \$177,556    |

## PROPERTY FACTS

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

Porch · 588 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Sep 19, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Nov 16, 2009 | Resale    | Warranty Deed        | \$90,000  | \$64   |        |
| Dec 1, 2004  | Resale    | Warranty Deed        | \$175,000 | \$124  | \$140K |
| Aug 5, 1999  | Resale    | Grant Deed           | \$76,300  | \$54   | \$76K  |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|