

Single Family Residence **RESIDENTIAL**

85 ROTONDA CIR

ROTONDA WEST, FL 33947

\$279,667 TopHap Estimate · \$151 / ft² · confidence 92 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,850 ft²

LIVING AREA

0.23 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$280K

\$257K low

\$302K high

Last Sale

\$250,000 · Apr 1, 2023

Est. Owner Equity

\$279,667

TAX & ASSESSMENT

Property Tax	\$2,931 (2025)
Assessed Value	\$191,749
Previous Assessed	\$218,125
Assessor Market Value	\$150,391

PROPERTY FACTS

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

Shed · 120 ft²

Patio · 60 ft²

Porch · 378 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2023	Resale	Warranty Deed	\$250,000	\$135	
May 5, 2010	Recorded document	Affidavit Of Death			
Jan 3, 2003	Resale	Grant Deed	\$130,000	\$70	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.2 mi
Vineland Elementary School	Elementary	PK–5	2.3 mi
Lemon Bay High School	High	9–12	4.0 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
-----------	-----------------------