

Single Family Residence **RESIDENTIAL**

827 ROTONDA CIR

ROTONDA WEST, FL 33947

\$495,000 TopHap Estimate · \$249 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,986 ft²

LIVING AREA

0.24 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$495K

\$458K low

\$532K high

Last Sale

\$285,000 · May 31, 2018

Est. Owner Equity

\$295,000

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,664 (2025)
Assessed Value	\$364,389
Previous Assessed	\$331,263
Assessor Market Value	\$344,793

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	Yes
Pool	Yes

Porch · 357 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2018	Resale	Warranty Deed	\$285,000	\$144	\$228K
Feb 25, 2014	Resale	Warranty Deed	\$233,500	\$118	
Feb 29, 2012	Resale	Warranty Deed	\$195,000	\$98	
May 1, 2008	Resale	Warranty Deed	\$220,000	\$111	
Aug 22, 2005	Resale	Warranty Deed	\$334,900	\$169	
Aug 17, 2005	Resale	Warranty Deed	\$276,400	\$139	
Jul 15, 2004	Resale	Grant Deed	\$54,000	\$27	
Mar 5, 2003	Resale	Grant Deed	\$13,000	\$7	
Jun 25, 2001	Resale	Grant Deed	\$8,500	\$4	\$7K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.4 mi
L. A. Ainger Middle School	Middle	6–8	2.6 mi
Lemon Bay High School	High	9–12	5.5 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	Absentee owner
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