

Residential (General/Single) **RESIDENTIAL**

256 ROTONDA CIR

ROTONDA WEST, FL 33947

\$249,575 TopHap Estimate · \$122 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,053 ft²

LIVING AREA

0.22 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$250K

\$209K low

\$290K high

Last Sale

\$188,600 · Jun 11, 2024

Est. Owner Equity

\$249,575

TAX & ASSESSMENT

Property Tax	\$593 (2025)
Assessed Value	\$38,832
Previous Assessed	\$190,720
Assessor Market Value	\$271,819

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Charlotte
Lot (acres)	0.22
Construction	Concrete Blocks
Foundation	Footing
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	No

Porch · 344 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2024	Quitclaim	Quit Claim Transfer			
Jun 7, 2024	Resale	Warranty Deed	\$188,600	\$92	
Oct 4, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	1.1 mi
Vineland Elementary School	Elementary	PK–5	1.2 mi
Lemon Bay High School	High	9–12	3.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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