

Single Family Residence **RESIDENTIAL**

274 ROTONDA CIR

ROTONDA WEST, FL 33947

\$309,335 TopHap Estimate · \$158 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,962 ft²

LIVING AREA

0.22 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$309K

\$268K low

\$350K high

Last Sale

\$335,000 · Apr 7, 2025

Est. Owner Equity

\$309,335

TAX & ASSESSMENT

Property Tax	\$2,039 (2025)
Assessed Value	\$193,336
Previous Assessed	\$186,871
Assessor Market Value	\$275,621

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.22
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 461 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2025	Resale	Warranty Deed	\$335,000	\$171	
Jun 4, 2015	Resale	Grant Deed	\$185,000	\$94	
Feb 14, 2012	Quitclaim	Quit Claim Transfer			
Oct 29, 1996	Financing	Trustees Deed			\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	0.8 mi
Vineland Elementary School	Elementary	PK–5	1.0 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	Owner occupied
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