

Single Family Residence **RESIDENTIAL**

217 ROTONDA CIR

ROTONDA WEST, FL 33947

\$390,000 TopHap Estimate · \$245 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,591 ft²

LIVING AREA

0.23 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$390K

\$347K low

\$433K high

Last Sale

\$305,000 · May 12, 2026

Est. Owner Equity

\$90,525

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,294 (2025)
Assessed Value	\$277,060
Previous Assessed	\$141,361
Assessor Market Value	\$277,060

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	Central
Garage	Garage, Attached
Pool	Yes
View	Waterfront

Porch · 301 ft²

Boat access

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2026	Resale	Warranty Deed	\$305,000	\$192	\$299K
Sep 25, 2004	Resale	Warranty Deed	\$265,000	\$167	\$161K
Oct 17, 2002	Resale	Grant Deed	\$154,900	\$97	\$45K
Oct 5, 2001	Resale	Grant Deed	\$154,900	\$97	
Jun 1, 1999	Resale	Grant Deed	\$121,900	\$77	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	1.4 mi
Vineland Elementary School	Elementary	PK–5	1.5 mi
Lemon Bay High School	High	9–12	3.1 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

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
-----------	-----------------------