

Single Family Residence **RESIDENTIAL**

851 ROTONDA CIR

ROTONDA WEST, FL 33947

\$383,369 TopHap Estimate · \$202 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,895 ft²

LIVING AREA

0.24 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$383K

\$353K low

\$413K high

Last Sale

\$280,000 · Aug 13, 2018

Est. Owner Equity

\$74,595

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,704 (2025)
Assessed Value	\$282,476
Previous Assessed	\$274,515
Assessor Market Value	\$355,791

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 · 319 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2018	Resale	Warranty Deed	\$280,000	\$148	\$165K
Sep 12, 2016	Resale	Warranty Deed	\$270,000	\$142	\$240K
Jun 30, 2005	Resale	Warranty Deed	\$379,000	\$200	
Jun 3, 2004	Financing	Trustees Deed			\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.5 mi
L. A. Ainger Middle School	Middle	6–8	2.7 mi
Lemon Bay High School	High	9–12	5.6 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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