

Single Family Residence **RESIDENTIAL**

# 84 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$247,422** TopHap Estimate · \$134 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,852 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$247K**

\$231K low

\$263K high

Last Sale

**\$105,000 · Dec 29, 2009**

Est. Owner Equity

**\$144,324**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$553 (2025) |
| Assessed Value        | \$76,350     |
| Previous Assessed     | \$74,751     |
| Assessor Market Value | \$199,861    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Charlotte               |
| Lot (acres)   | 0.22                    |
| Construction  | Concrete Blocks         |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Garage, Finished        |
| Pool          | Yes                     |

Porch · 180 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Feb 12, 2021 | Financing | Intrafamily Transfer |           |        |        |
| Dec 18, 2009 | Resale    | Warranty Deed        | \$105,000 | \$57   | \$103K |
| Jun 26, 1996 | Financing | Trustees Deed        |           |        | \$22K  |
| Apr 11, 1996 | Financing | Trustees Deed        |           |        | \$11K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| L. A. Ainger Middle School | Middle     | 6–8    | 2.2 mi   |
| Vineland Elementary School | Elementary | PK–5   | 2.3 mi   |
| Lemon Bay High School      | High       | 9–12   | 4.0 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>12,089</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|