

Single Family Residence **RESIDENTIAL**

## 234 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$482,783** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,270 ft<sup>2</sup>**

LIVING AREA

**0.45 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**3**

PARKING

### VALUATION

**\$483K**

\$437K low

\$529K high

Last Sale

**\$515,000 · Nov 5, 2021**

Est. Owner Equity

**\$170,783**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,008 (2025) |
| Assessed Value        | \$498,693      |
| Previous Assessed     | \$484,638      |
| Assessor Market Value | \$543,579      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Charlotte               |
| Lot (acres)   | 0.45                    |
| Construction  | Concrete Blocks         |
| Roof          | Shingle                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Porch · 454 ft²

Sprinklers

## CLIMATE RISK

|              |                |            |             |               |
|--------------|----------------|------------|-------------|---------------|
| 100<br>FLOOD | 22<br>WILDFIRE | 98<br>HEAT | 77<br>STORM | 27<br>DROUGHT |
|--------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Nov 20, 2025 | Financing       | Intrafamily Transfer |           |        |        |
| Nov 1, 2021  | Resale          | Warranty Deed        | \$515,000 | \$227  | \$312K |
| Nov 1, 2021  | Resale          | Warranty Deed        | \$50,000  | \$22   |        |
| May 16, 2017 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Jan 3, 2006  | Resale          | Warranty Deed        | \$416,500 | \$183  | \$270K |
| Jan 15, 2004 | Non-arms-length | Grant Deed           | \$300,000 | \$132  | \$240K |
| May 7, 2003  | Resale          | Grant Deed           | \$25,000  | \$11   | \$20K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| L. A. Ainger Middle School | Middle     | 6–8    | 1.2 mi   |
| Vineland Elementary School | Elementary | PK–5   | 1.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | Owner occupied |
|-----------|----------------|