

Single Family Residence **RESIDENTIAL**

# 609 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$470,653** TopHap Estimate · \$199 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,371 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$471K**

**\$431K low**

**\$511K high**

Last Sale

**\$325,000 · Aug 24, 2020**

Est. Owner Equity

**\$470,653**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,076 (2025) |
| Assessed Value        | \$326,590      |
| Previous Assessed     | \$317,386      |
| Assessor Market Value | \$401,132      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Charlotte               |
| Lot (acres)   | 0.23                    |
| Construction  | Concrete Blocks         |
| Foundation    | Concrete                |
| Roof          | Shingle                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Pool          | Yes                     |

Porch · 399 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 19, 2020 | Resale    | Warranty Deed       | \$325,000 | \$137  |        |
| Aug 12, 2014 | Resale    | Warranty Deed       | \$235,000 | \$99   | \$188K |
| Sep 21, 2011 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 3, 2004  | Resale    | Warranty Deed       | \$350,000 | \$148  |        |
| May 15, 2001 | Resale    | Grant Deed          | \$11,000  | \$5    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Vineland Elementary School | Elementary | PK–5   | 1.2 mi   |
| L. A. Ainger Middle School | Middle     | 6–8    | 1.4 mi   |
| Lemon Bay High School      | High       | 9–12   | 4.3 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> |
|-----------|-----------------------|