

Single Family Residence **RESIDENTIAL**

1096 ROTONDA CIR

ROTONDA WEST, FL 33947

\$400,545 TopHap Estimate · \$210 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,903 ft²

LIVING AREA

0.22 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$401K

\$352K low

\$449K high

Est. Owner Equity

\$400,545

TAX & ASSESSMENT

Property Tax	\$6,093 (2025)
Assessed Value	\$369,557
Previous Assessed	\$359,142
Assessor Market Value	\$439,005

PROPERTY FACTS

Property Type	Single Family Residence
County	CHARLOTTE
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	Yes
View	Waterfront

Sprinklers

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	3.1 mi
L. A. Ainger Middle School	Middle	6–8	3.1 mi
Lemon Bay High School	High	9–12	5.7 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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