

Residential - Vacant Land **RESIDENTIAL**

774 ROTONDA CIR

ROTONDA WEST, FL 33947

\$599,999 TopHap Estimate · confidence 97 · as of Jul 14, 2026



0.28 ac
LOT SIZE

VALUATION

\$600K

\$584K low

\$616K high

Last Sale

\$603,000 · Jul 21, 2026

Est. Owner Equity

\$147,749

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,228 (2025)
Assessed Value	\$41,650
Previous Assessed	\$44,200
Assessor Market Value	\$41,650

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	CHARLOTTE
Lot (acres)	0.28
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2026	Resale	Warranty Deed	\$603,000		\$452K
Oct 22, 2025	Resale	Warranty Deed	\$593,100		\$304K
Nov 30, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK-5	2.2 mi
L. A. Ainger Middle School	Middle	6-8	2.4 mi
Lemon Bay High School	High	9-12	5.3 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

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	Absentee owner
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