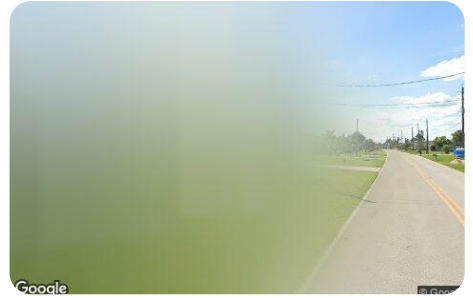


Single Family Residence **RESIDENTIAL**

740 ROTONDA CIR

ROTONDA WEST, FL 33947

\$545,485 TopHap Estimate · \$269 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,030 ft²

LIVING AREA

0.23 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$545K

\$502K low

\$589K high

Last Sale

\$312,000 · May 11, 2018

Est. Owner Equity

\$545,485

TAX & ASSESSMENT

Property Tax	\$4,619 (2025)
Assessed Value	\$342,338
Previous Assessed	\$326,219
Assessor Market Value	\$451,728

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	Yes

Porch · 518 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2018	Resale	Warranty Deed	\$312,000	\$154	
Feb 8, 2017	Recorded document	Warranty Deed			
Aug 22, 2016	Resale	Warranty Deed	\$18,500	\$9	
May 24, 2005	Resale	Warranty Deed	\$80,000	\$39	
Dec 16, 2002	Resale	Grant Deed	\$8,000	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.0 mi
L. A. Ainger Middle School	Middle	6–8	2.2 mi
Lemon Bay High School	High	9–12	5.1 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

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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