

Single Family Residence **RESIDENTIAL**

491 ROTONDA CIR

ROTONDA WEST, FL 33947

\$519,847 TopHap Estimate · \$200 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,597 ft²

LIVING AREA

0.47 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$520K

\$476K low

\$564K high

Last Sale

\$675,000 · Apr 1, 2022

Est. Owner Equity

\$519,847

TAX & ASSESSMENT

Property Tax	\$7,611 (2025)
Assessed Value	\$538,137
Previous Assessed	\$608,993
Assessor Market Value	\$538,683

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.47
Construction	Concrete Blocks
Foundation	Concrete
Roof	Ceramic tile
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 259 ft²

Sprinklers

CLIMATE RISK

84 FLOOD	16 WILDFIRE	97 HEAT	78 STORM	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2022	Resale	Warranty Deed	\$675,000	\$260	\$540K
Oct 24, 2016	Resale	Warranty Deed	\$319,900	\$123	\$256K
Jan 12, 2016	Resale	Grant Deed	\$242,000	\$93	
Dec 22, 2014	Non-arms-length	Trustees Deed	\$8,100	\$3	
Jul 22, 2004	Resale	Warranty Deed	\$350,000	\$135	\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	0.4 mi
L. A. Ainger Middle School	Middle	6–8	0.6 mi
Lemon Bay High School	High	9–12	3.5 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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