

Single Family Residence **RESIDENTIAL**

492 ROTONDA CIR

ROTONDA WEST, FL 33947

\$445,085 TopHap Estimate · \$203 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,192 ft²

LIVING AREA

0.28 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$445K

\$415K low

\$475K high

Last Sale

\$330,000 · May 28, 2019

Est. Owner Equity

\$191,085

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$4,391 (2025)
Assessed Value	\$327,416
Previous Assessed	\$318,189
Assessor Market Value	\$418,992

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 307 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2019	Resale	Warranty Deed	\$330,000	\$151	\$254K
Sep 21, 2015	Resale	Warranty Deed	\$299,000	\$136	\$239K
Jul 30, 2004	Resale	Warranty Deed	\$58,000	\$26	
Jul 3, 2001	Non-arms-length	Grant Deed	\$12,500	\$6	\$190K
Jan 29, 2001	Resale	Grant Deed	\$25,000	\$11	

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------